



**Tiggywinkles Bumble Hole Lane, Dodford**  
Bromsgrove

Offers Over **£795,000**



A generously proportioned five-bedroom detached bungalow, set on approximately 6.5 acres of grounds, located in the picturesque village of Dodford, Bromsgrove. This attractive home offers spacious, single-storey living ideal for families or those seeking room to grow, with ample outdoor space perfect for gardens, recreation, or further potential – all in a peaceful semi-rural setting.

Tucked behind secure gates, the property is approached via a private driveway that leads to the front of the home.

At the heart of the home is a bright and spacious open-plan kitchen and dining area—perfect for everyday family life and entertaining alike. The kitchen is fitted with an integrated oven, hob, extractor, and dishwasher, whilst French doors provide direct access to the grounds. Just off the kitchen, the cosy lounge features a charming wood-burning stove, creating a warm and inviting retreat.

The left wing of the bungalow hosts five well-proportioned bedrooms, including a generous master suite with its own en suite bathroom, and double bedrooms two and five with a private en suite bathroom—ideal for guests or extended family. Bedrooms three and four are served by a family bathroom, complete with both a bath and separate shower. The flexible layout also lends itself to modern lifestyles, with the option to use one or more bedrooms as a study, snug, or home office.

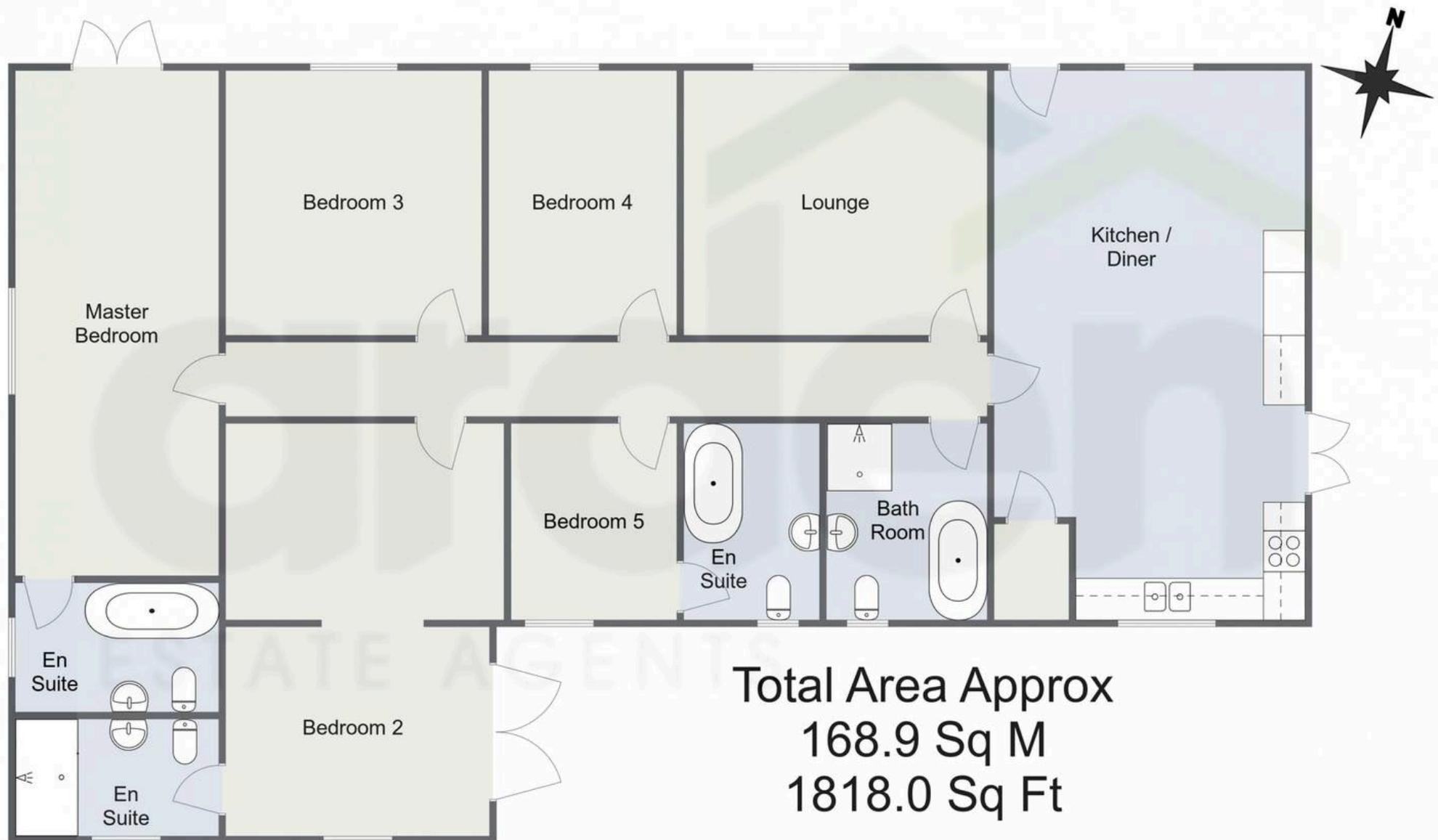
Externally, the property boasts an initial courtyard area leading to extensive grounds totalling approximately 6.5 acres. The land is currently divided into several sections, offering a variety of uses, and includes four outbuildings—one of which formerly operated as a café. The plot is enclosed by hedging and fencing, providing a secure and private outdoor environment for gardens, recreation, or further development (subject to permissions).

Dodford itself is a small, historic village with a strong sense of community and is surrounded by protected green belt land, making it ideal for those seeking a rural setting without feeling isolated. Despite its countryside appeal, the location offers excellent connectivity—Bromsgrove's mainline train station and the M5/M42 motorways are just minutes away, providing convenient links to Birmingham, Worcester, and beyond. Families are well served by a selection of well-regarded local schools, while Bromsgrove town offers a wide range of shops, restaurants, leisure facilities, and healthcare services. Bumble Hole Lane is particularly popular for its peaceful atmosphere, scenic views, and proximity to country walks, making it a highly desirable address for both families and downsizers alike.



# Bumble Hole Lane, Dodford, Bromsgrove

## Ground Floor



**Total Area Approx**  
**168.9 Sq M**  
**1818.0 Sq Ft**

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



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