



Prolific Place

Bidford-On-Avon | Warwickshire

Johnsons
PROPERTY CONSULTANTS



For indicative purposes only.

A contemporary bungalow of elegance and ease, perfectly positioned for village life.

Contemporary sanctuary



Prolific Place, Bidford-On-Avon,
Warwickshire, B50 4NF

Exquisite modern detached bungalow, seamlessly blending style, comfort, and practicality. Nestled on a generous plot in a coveted location, this stunning home offers a refined lifestyle with the convenience of local amenities just minutes away. A short, picturesque stroll leads you to the heart of Bidford-on-Avon.

The home exudes sophistication with its sleek, contemporary interiors and thoughtfully designed living spaces. A light-filled lounge and dining area flow onto the rear garden. With well-proportioned bedrooms, a luxurious en-suite, and an immaculate family bathroom, this exceptional property is a true sanctuary for those seeking comfort and convenience.



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Style meets functionality

Inside

Situated at the front of the home, the kitchen offers contemporary fittings, ample storage, and dedicated dining space to combine function and style. The expansive lounge and dining area serve as a bright and inviting retreat, enhanced by patio doors that open onto the private rear garden. Natural light floods the space, creating a seamless indoor-outdoor connection that is ideal for year-round enjoyment.

The master bedroom is a luxurious haven, complete with an elegant en-suite. A second double bedroom overlooks the front of the property, providing space for family members or guests. The stylish family bathroom is finished to the highest standard, boasting a sleek white suite and refined fixtures.



Outside

The property's kerb appeal is undeniable, with a beautifully maintained front lawn setting the tone for the elegance within. To the rear, the enclosed garden is a tranquil oasis, featuring raised planter beds that invite both relaxation and creativity. Whether hosting summer gatherings, enjoying outdoor dining, or simply unwinding amidst nature, this space is designed to be enjoyed year-round.

The private driveway offering ample parking for two vehicles, alongside a convenient garage.

Sought-after rural village

Situation

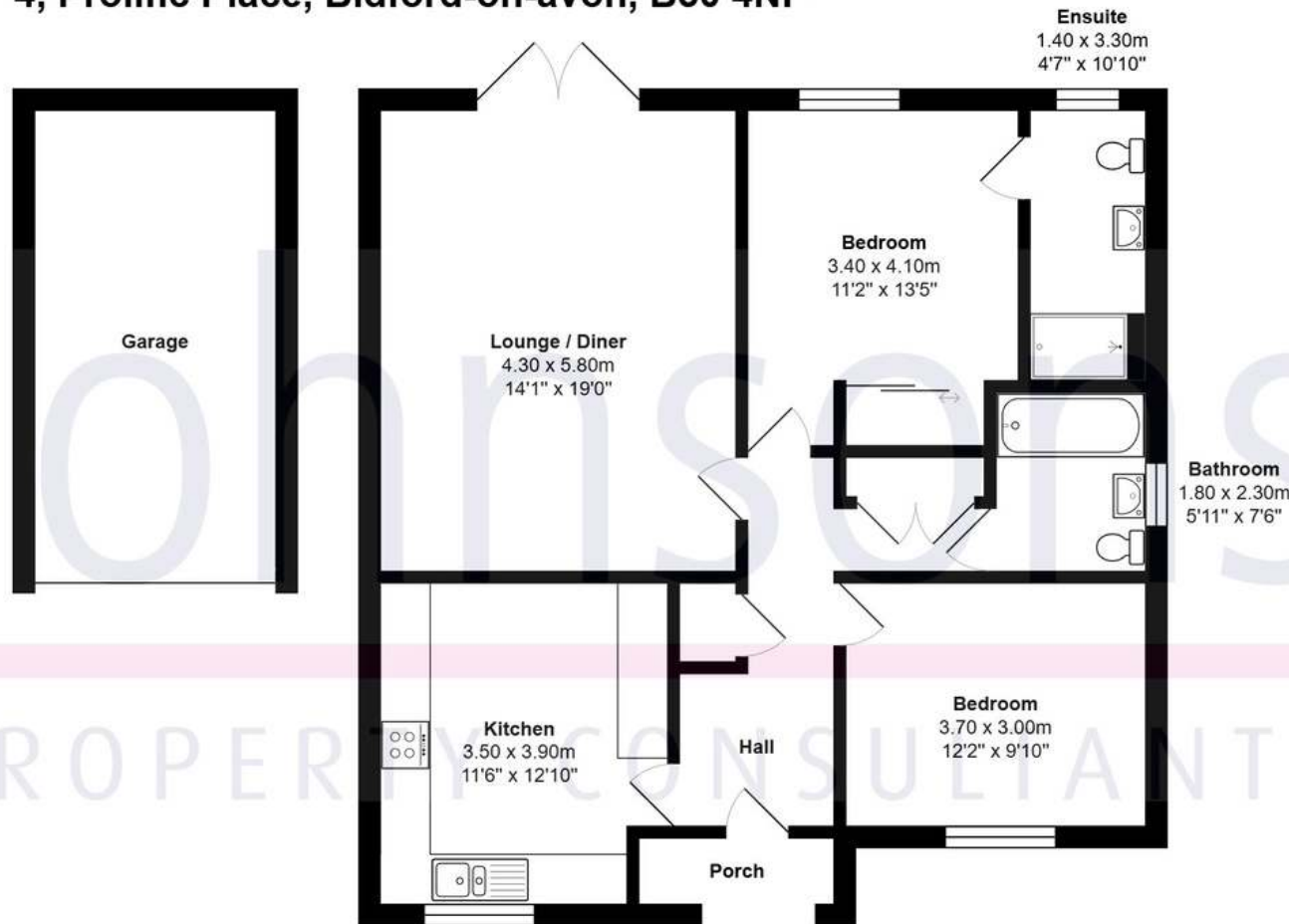
This beautiful bungalow presents a rare opportunity to embrace an exceptional lifestyle in one of Warwickshire's most sought-after villages.

The village itself boasts a rich heritage, its origins dating back to Roman times, and retains a timeless charm that is evident in its historic bridge, independent shops, and traditional country pubs.

For those who appreciate an active outdoor lifestyle, the nearby Big Meadow provides an expansive green space perfect for scenic riverside walks, family outings, and leisurely picnics. The location is further enhanced by excellent transport links to nearby market towns.



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Total Approx Area: 86.0 m² ... 926 ft² (excluding porch, garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Enquiries about broadband availability, estimated strength and download speeds can be made with BT.

Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

Local Authority

The property is located within the jurisdiction of Stratford-On-Avon District Council.

Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

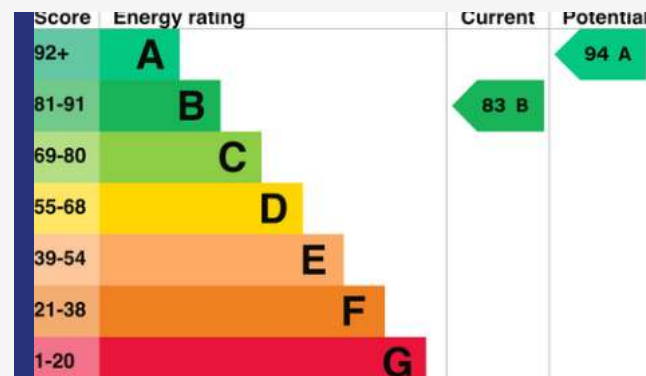
Directions

Take the A4184 from Evesham. At the roundabout, take the third exit onto the A44. At Twyford Roundabout, take the first exit onto the A46. At Salford Priors Roundabout, take the third exit onto the B439. Continue straight at the next roundabout onto Tower Hill, then turn left onto Waterloo Road. Continue on Waterloo Road and turn left onto Damson Way. Turn right onto Valor Drive and right again onto Prolific Place. The property is situated on the right.

Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.



Selling?



Scan for an instant market report on your home.



Travel Distances

Alcester - 4.4 miles Evesham - 8.2 miles
Stratford-upon-Avon - 7.5 miles



Nearest Stations

Evesham - 7.7 miles
Stratford-upon-Avon - 7.7 miles



Nearest Airports

Birmingham Airport - 26.3 miles
London Heathrow - 89.3 miles



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