



Blythe House & Blythe Lodge

Grange Road
Bidford on Avon
Warwickshire

theAgents
property consultants

**Extending to 6,210 ft².
a period residence with
approximately 260 ft
of frontage along the
River Avon, offering
a landing stage and
scenic views over the
stunning Warwickshire
countryside.**

**BLYTHE HOUSE & BLYTHE COTTAGE
GRANGE ROAD
BIDFORD ON AVON**

Summary: – This property includes a charming three-bedroom stone cottage set on a generous 0.81-acre plot with beautifully maintained south-facing gardens. Located on a peaceful, no-through road, it is still conveniently close to local amenities. The property sits gracefully on a meandering curve of the River Avon, providing wonderful views of the water. Blythe House, believed to date back to the 1930s, and maintains many original features. However a unique feature for this period is it is thought to be one of the first homes to feature cavity walls, which are now insulated. Blythe Lodge, is on a separate title, it is complete with an open plan kitchen, dining room and living room and three bedrooms, a family bathroom this could be rented out, used for visiting family, or sold if not needed. Both properties are within a Conservation Area, have recently been double-glazed.

Accommodation: – The front door opens into a Reception Hall with Amtico flooring. The Drawing Room features a dual aspect, a large bay window, a window seat, and exceptional views of the River Avon and beyond. A stone fireplace with a wood-burning stove adds to the room's charm. The Dining Room has an oak floor, and the Sitting Room is enhanced by a stone fireplace. A Cloakroom offers fitted oak cupboards, a wash basin, storage, and a WC. The Farmhouse-style Kitchen/Breakfast Room is equipped with a range of cupboards, granite worktops, a sink, and an Aga with two hotplates and a double oven. There's also a second range oven with an electric hob, space for a dishwasher, and an American-style fridge/freezer, as well as a large pantry cupboard. The Rear Covered Porch leads to the Utility Room, which contains cupboards, a sink, two gas heating boilers, and space/plumbing for a washing machine. A Large Landing offers a range of built-in cupboards. The Principal Bedroom features double doors that open onto a stainless-steel and glazed balcony with stunning river views, along with fitted wardrobes. The En Suite includes a bath with a shower over, dual wash basins, and cupboards below, with a door leading to the WC. Bedroom Two has an en suite with a WC, wash basin, large shower cubicle, and fitted cupboards. Bedroom Three includes a vanity unit with a wash basin. Bedroom Four is serviced by a bathroom with a double-ended bath, a shower attachment, a wash basin with cupboards below, a shower cubicle with a rainfall shower head, and a WC. The Apartment includes a Hall with a sauna and a Shower Room with a WC, large shower cubicle, wash basin, and fitted cupboards. The First Floor Bedroom/Study features French doors with a stainless-steel and glazed balcony offering river views,

along with a library area complete with handmade shelving and cupboards.

Gardens: –

A wrought iron gate provides access, leading to spectacular views of the gardens, River Avon, and beyond. There is a large terrace at the front of the property. The gardens extend to the south and east, featuring expansive lawn areas, evergreen shrubs, perennial borders, mature trees, several rose beds, and decorative trough planters. The Super Garden Room is fitted with bi-folding doors at the front, roof windows, and overhang, and is plastered with power and light. This residence is truly a rare gem with expansive living spaces and picturesque surroundings.

Location: – Being in the heart of Bidford offers the charm of village life, while also being so close to Stratford-upon-Avon for cultural and recreational activities. The proximity to other scenic spots like Broadway and the Cotswolds is also a major plus. Plus, with good transport links, including train services to London from Honeybourne station a short drive away.

Services to the Property – all mains connected.

Local Authority Stratford upon Avon

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating Band D

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.











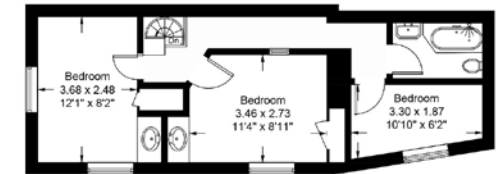
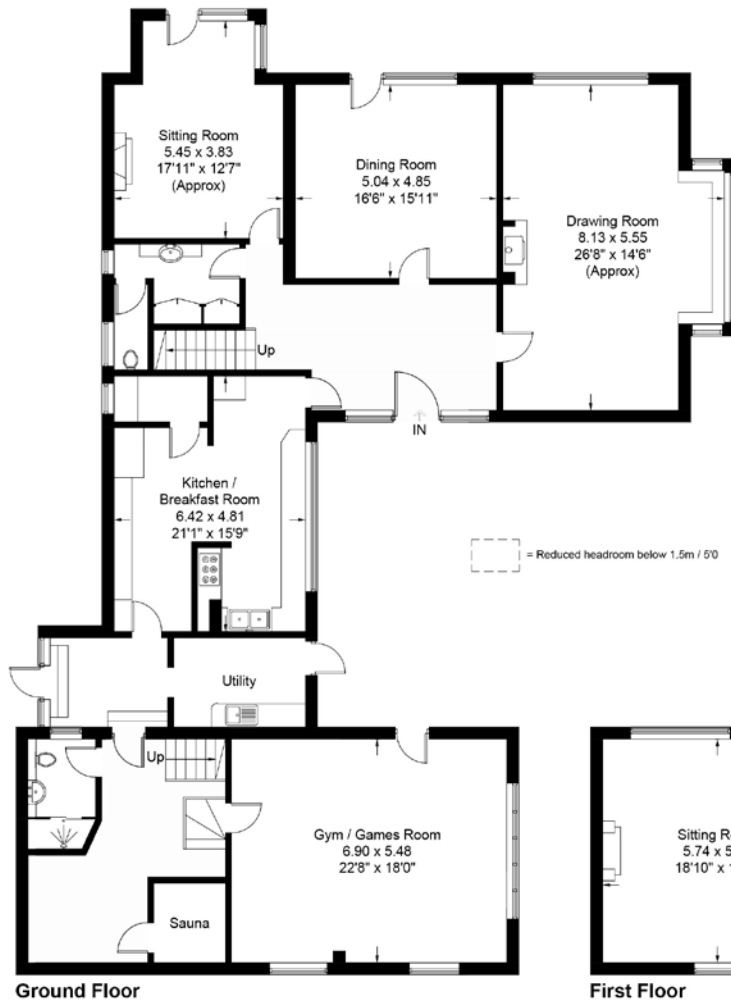








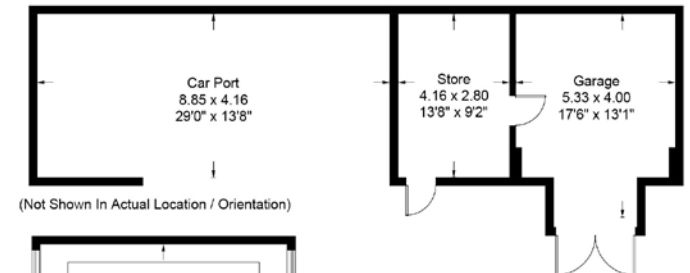
Blythe House And Blythe Lodge, Grange Road , Bidford On Avon, B50 4BY



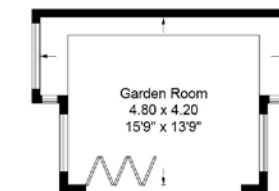
Blythe Lodge - First Floor



Blythe Lodge - Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

Approximate Gross Internal Area (Including Gym)

Main House = 444.8 sq m / 4787 sq ft

Blythe Lodge = 78.2 sq m / 842 sq ft

Outbuildings = 54.0 sq m / 581 sq ft

Total = 577.0 sq m / 6210 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.