

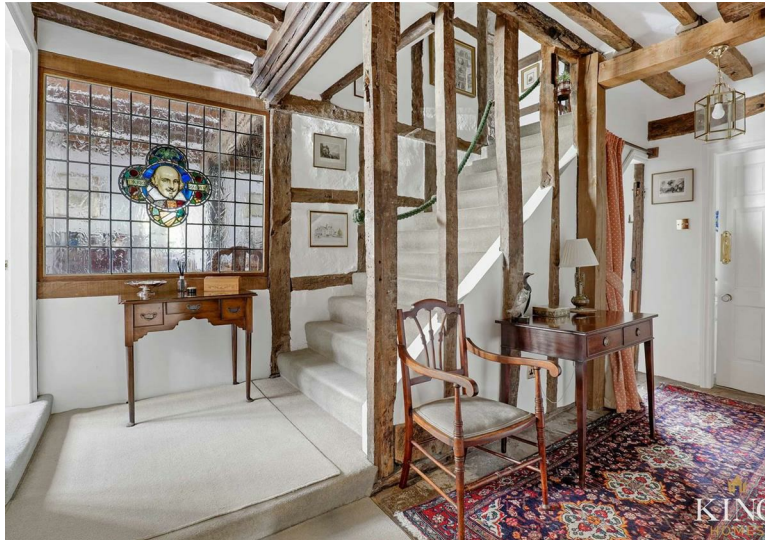


**High Street, Bidford-On-Avon, B50 4BJ**

**Guide price £685,000**

  
**KING**  
HOMES

**\*\* The Old Falcon \*\* An Historic Gem \*\* Five Bedrooms \*\* Character Features \*\* Magnificent Gardens \*\* Driveway Parking Garage \*\* A beautifully maintained Grade II\* Tudor home offering nearly 3,000 sq ft of elegant and characterful accommodation in the heart of Bidford-on-Avon. With outstanding period features including exposed beams, stone walls and a magnificent inglenook fireplace, the property provides five bedrooms, three bathrooms, two reception rooms, a large kitchen, utility room and cellar. The principal bedroom is particularly impressive, with dual aspect windows, extensive wardrobes, and a spacious en-suite. A private garden with summer house, ample parking and two garages completes this exceptional home.**



A Remarkable Grade II\* Listed Tudor Home with Historical Significance, Set in the Heart of this Charming Riverside Village

Steeped in centuries of local lore and national history, The Old Falcon is a magnificent Tudor residence dating back to the 1530s, occupying a prominent position in the centre of Bidford-on-Avon. Once a bustling coaching inn — with reputed connections to both Shakespeare and King Charles II — this impressive semi-detached home offers nearly 3,000 sq ft of beautifully restored accommodation arranged across four levels.

Rich in character, yet comfortably suited to modern family living, this exceptional property features five/six bedrooms, three bathrooms, and a wealth of original architectural details, including exposed beams, leaded windows, and a striking inglenook fireplace.

**Ground Floor**  
A wide entrance gallery sets a grand tone and flows effortlessly through to the principal living areas. The spacious sitting room benefits from a dual aspect and centres around a remarkable inglenook fireplace — the perfect focal point for relaxed evenings. The adjacent dining room offers a charming formal space ideal for entertaining, while the kitchen has been thoughtfully updated and enjoys views over the garden. Completing the ground floor is a utility room, cloakroom, and access to a large cellar, which remains in use and provides superb storage or future potential.

**First & Second Floors**  
Upstairs, the accommodation is generous and flexible. The principal bedroom is a standout feature — a particularly spacious room with dual aspect windows and exposed stone walls that add warmth, texture, and a sense of timeless character. There is ample space for a super king-sized bed, additional furnishings, and even a seating area if desired. The room also benefits from a walk-in wardrobe, fitted wardrobes, and a notably large en-suite bathroom featuring both a freestanding bath and a separate shower.

Two further bedrooms on the first floor are supported by a shower room and WC, offering ample room for family and

guests.  
  
The top floor provides a wonderfully versatile layout, with a large double bedroom, en-suite shower room, and an adjoining living space as well as a small study — ideal for use as a guest suite, teenager’s retreat, or secluded home office.

**Outside**  
The garden is a standout feature — beautifully designed to offer both privacy and year-round interest. Bordered by mature trees, flowering shrubs and fruit trees, it provides a tranquil setting that feels wonderfully tucked away. A paved terrace just off the kitchen is ideal for al fresco dining and entertaining, while a charming summer house at the far end offers an inviting space for home working, reading, or quiet retreat. An electric security gate leads to a back yard with ample parking and two linked single garages

**Location**  
Situated at the heart of Bidford-on-Avon, The Old Falcon offers the rare combination of heritage, space, and convenience. The village is home to a selection of independent shops, pubs, restaurants and riverside walks, while nearby Stratford-upon-Avon offers further cultural, leisure and shopping opportunities. There are excellent rail links to London from Honeybourne Station, and easy access to the North Cotswolds, Evesham, Worcester, and Birmingham.

**A Home of National Interest**  
Few properties can claim the historical pedigree of The Old Falcon. Once a coaching inn reputedly frequented by William Shakespeare — and later linked to King Charles II, who is said to have addressed his troops from the steps of the building on the eve of the Battle of Worcester, on 2nd September 1651 — it has since served as a workhouse, reading room and antiques showroom before being lovingly converted into a private residence. Today, it stands as a rare opportunity to own a landmark piece of English history.

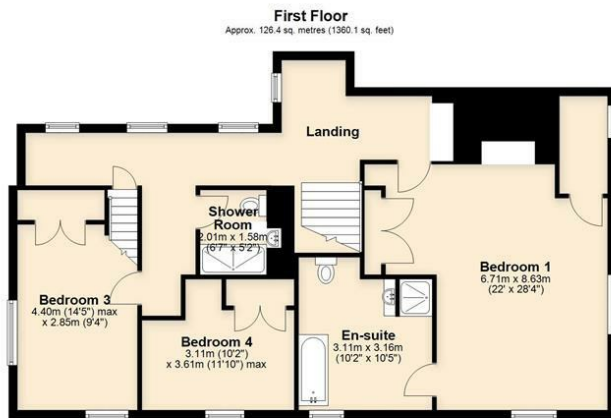
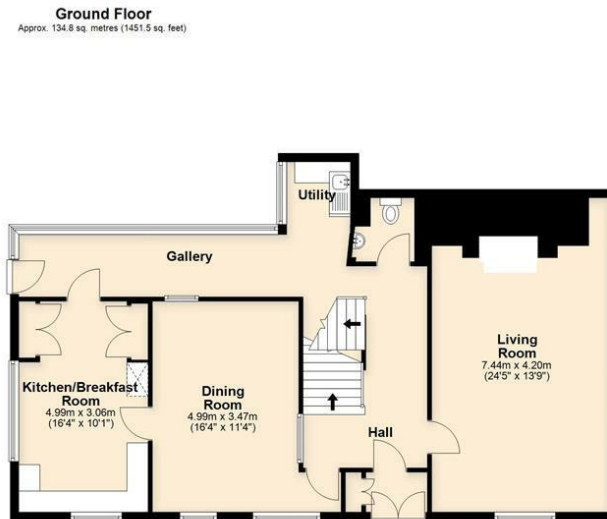
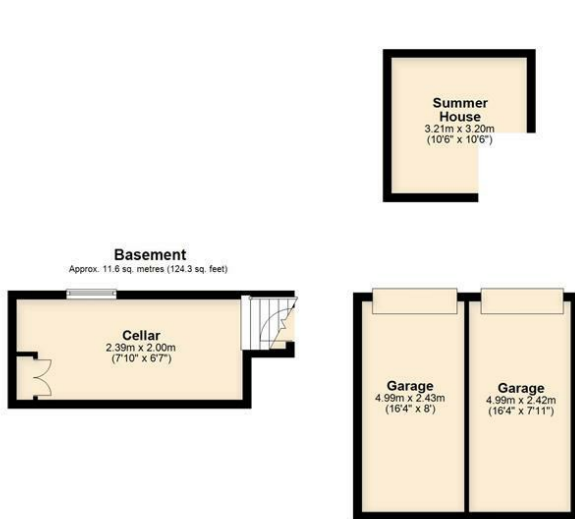
|                               |                               |
|-------------------------------|-------------------------------|
| <b>Hall</b>                   |                               |
| <b>Living Room</b>            | 24'4" x 13'9" (7.44m x 4.20m) |
| <b>Dining Room</b>            | 16'4" x 11'4" (4.99m x 3.47m) |
| <b>Kitchen/Breakfast Room</b> | 16'4" x 10'0" (4.99m x 3.06m) |

|                     |                                |
|---------------------|--------------------------------|
| <b>Gallery</b>      |                                |
| <b>Utility</b>      |                                |
| <b>W.C</b>          |                                |
| <b>Landing</b>      |                                |
| <b>Bedroom 1</b>    | 22'0" x 28'3" (6.71m x 8.63m)  |
| <b>En-suite</b>     | 10'2" x 10'4" (3.11m x 3.16m)  |
| <b>Bedroom 3</b>    | 14'5" x 9'4" (4.40m x 2.85m)   |
| <b>Bedroom 4</b>    | 10'2" x 11'10" (3.11m x 3.61m) |
| <b>Shower Room</b>  | 6'7" x 5'2" (2.01m x 1.58m)    |
| <b>Landing</b>      |                                |
| <b>Bedroom 2</b>    | 12'11" x 10'4" (3.95 x 3.17m ) |
| <b>En-Suite</b>     | 9'11" x 8'0" (3.03m x 2.45m)   |
| <b>Study</b>        | 11'6" x 16'8" (3.53m x 5.09m)  |
| <b>Bedroom 5</b>    |                                |
| <b>Cellar</b>       | 7'10" x 17'7" (2.39m x 5.36m)  |
| <b>Summer House</b> | 10'6" x 10'5" (3.21m x 3.20m)  |
| <b>Garage 1</b>     | 16'4" x 7'11" (4.99m x 2.43m)  |
| <b>Garage 2</b>     | 16'4" x 7'11" (4.99m x 2.42m)  |

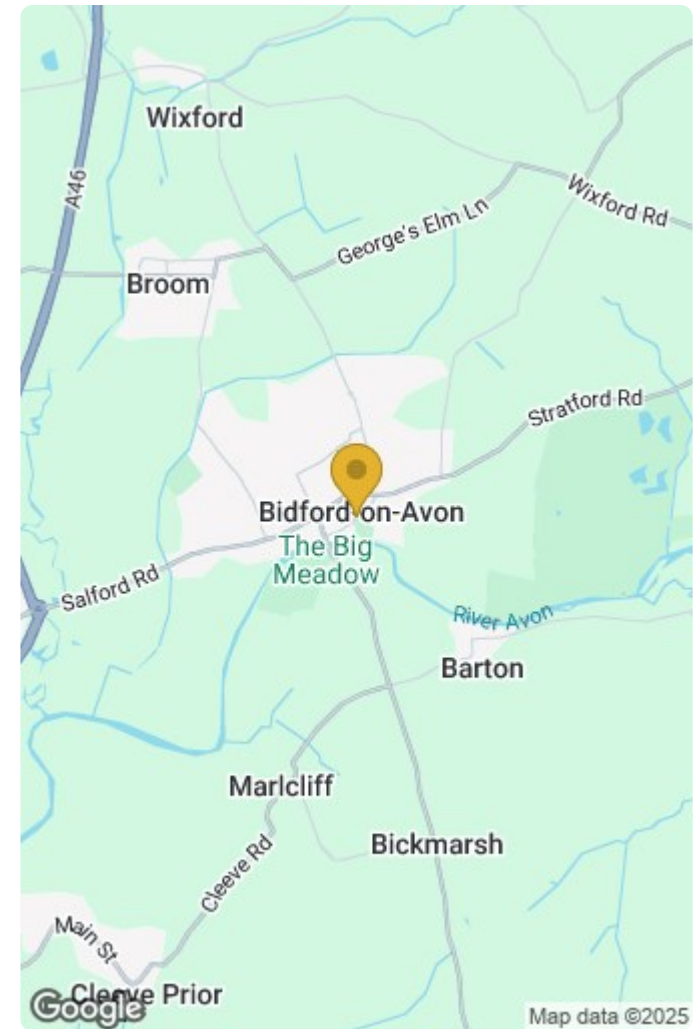




THE OLD  
FALCON



Total area: approx. 329.4 sq. metres (3545.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |