



GAYDON

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**BEDFORD HOUSE
CHURCH ROAD
GAYDON
WARWICKSHIRE
CV35 0ET**

Situated 3 miles from Kineton, 10 miles from Banbury, Warwick and Leamington Spa, 12 miles from Stratford-upon-Avon and ½ mile from Junction 12 of the M40

**OVERLOOKING THE VILLAGE
CHURCH IN A QUIET BACKSTREET OF
THIS WELL POSITIONED VILLAGE, A
BEAUTIFULLY PRESENTED ATTACHED
COTTAGE WITH PRIVATE DRIVE &
SOUTH FACING REAR GARDEN**

- Entrance Hall
- Sitting Room
- Kitchen Dining Room
- Study / Snug
- Rear Hall & Rear Porch
- Guest Cloakroom
- Three Double Bedrooms
- Bathroom
- South Facing Garden
- Outbuildings
- Private Driveway
- EPC Rating D

**VIEWING STRICTLY BY APPOINTMENT
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Gaydon village is located close to Junction 12 of the M40 motorway and surrounded by the attractive Warwickshire countryside. Local facilities within Gaydon include: village church, public house, petrol station and village stores.

Nearby Kineton offers primary and secondary schools, butchers, post office, doctors, pharmacy, restaurants, takeaways, opticians, florist and cafes. The mainline railway to London Marylebone from Banbury station (approximately 10 miles distant) takes approximately one hour.

The larger towns of Leamington Spa, Banbury and Stratford-Upon-Avon offer a wide range of supermarkets, shopping, restaurants, theatres, cinemas bars and leisure facilities.

Bedford House is understood to date back to the late 19th century, understood to have been three residential properties and later included a village shop. Today the property presents as one spacious two-storey attached home, which is presented to a high standard throughout. Many rooms enjoy a double aspect ensuring light and airy accommodation over the two floors. A private gated driveway to the side of the property provides off-road parking and leads to a charming enclosed cottage garden, which has been attractively landscaped by the current owners. The property has the benefit of LPG central heating and double glazing. In addition a useful brick built outhouse offers potential for a home office studio or workshop.

GROUND FLOOR

Entrance Hall with staircase rising to first floor and glazed double doors opening to **Sitting Room**. Triple aspect to three sides including outlook to the front over the village churchyard. Wood effect flooring, exposed beams to ceiling and feature fireplace with mantle over and solid fuel stove. **Kitchen Dining Room** double aspect to front and rear of the property with outlook over the village church. Tiled floor and fitted with a range of painted kitchen units under solid wood worktop set to two walls. Double Belfast sink with mixer tap, space and plumbing for dishwasher, washing machine and tumble dryer. Range cooker with extractor hood over. Matching dresser unit with cupboards and drawers, space for fridge freezer and pantry cupboard with electric light and shelving. **Rear Hall**

with door to **Rear Porch** opening to rear garden. **Guest WC** with close coupled WC, pedestal wash hand basin, tiled floor, obscured glazed window to rear and under stairs storage cupboard. Steps up from the Kitchen Dining Room lead to **Inner Hall** with outlook to the front of the property and storage cupboard with shelving and electric light. **Study/Snug** outlook to the rear of the property and solid fuel stove set to brick hearth.

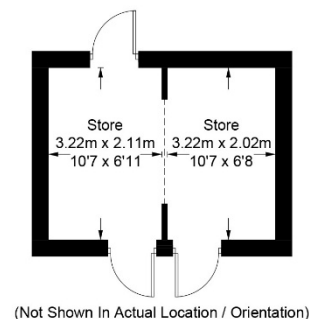
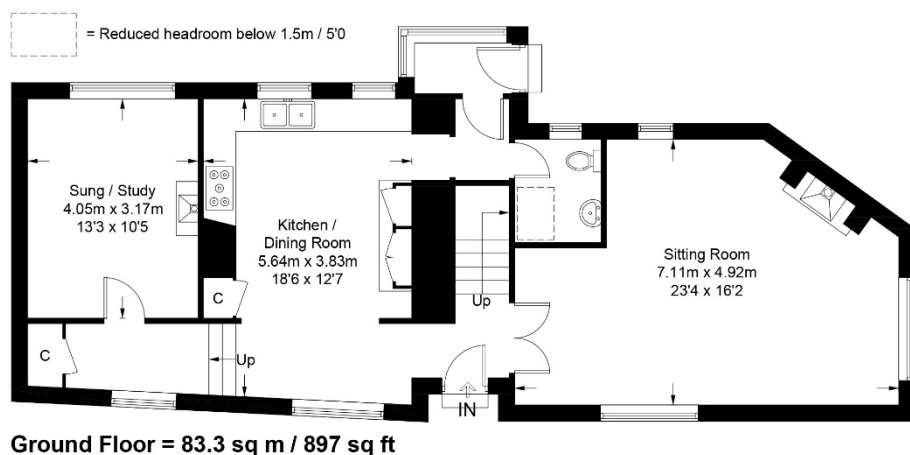
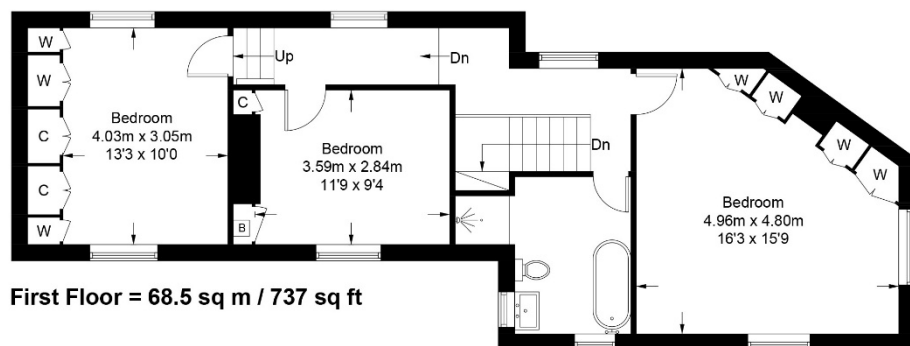
FIRST FLOOR

Landing with access to loft spaces and windows to the rear of the property. **Bedroom One** outlook to the front and side of the property and range of full height built-in wardrobe cupboard. **Bedroom Two** double aspect to front and rear of the property and range of built-in wardrobe cupboards. **Bedroom Three** outlook to the front of the property and built in storage cupboards to chimney recesses, including gas fired combination boiler. **Bathroom** ball & claw roll top bath with mixer tap and shower attachment, WC with concealed cistern, wall-mounted wash hand basin and enclosed shower cubicle with glazed door. Double aspect with obscured glazed windows, wood effect flooring, extractor fan and towel radiator.

OUTSIDE

To the front of the property, a tiled porch way leads to the front door with electric light. To the side of the property a five bar gate opens to a private gravel driveway with parking and outside lighting. A second pair of double gates opens to an enclosed South facing landscaped garden with paved pathway, ornamental lawn, flowerbeds and decked seating area. To the far end of the garden a brick built **Studio/Store Room** is fitted with light and power supply, offering potential for conversion into a home office or workshop. Timber built garden shed and outside water supply. Pedestrian gate leads to shared passageway returning to the front of the property.





Approximate Gross Internal Area = 151.8 sq m / 1634 sq ft
 Stores = 13.8 sq m / 148 sq ft
 Total = 165.6 sq m / 1782 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1222351)

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

GENERAL INFORMATION

Tenure

Freehold with Vacant Possession.

Services

Mains water, drainage and electricity are connected.
 LPG fired central heating.
 Ofcom Broadband availability:.. *ultrafast*
 Ofcom outdoor Mobile coverage "good outdoor":
O2, 3, EE, Vodafone.

Council Tax

Payable to Stratford District Council, Listed in Band D

Energy Performance Certificate

Current: 60 Potential: 81 Band: D

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are excluded.

Material information:

No known property issues including: location, planned works on property, complex issues, rights or restrictions, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, vendor overseas, significant events.

Directions

CV35 0ET

The property will be found in the village centre, opposite the village church and a short distance from the Malt Shovel Public House.

What3Words:

///glad.retaliat.waving

CS-2298/19.08.2025

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