



AVONBURY

16 HIGH STREET | BIDFORD-ON-AVON



## A HOME TO FALL IN LOVE WITH

Every room is a surprise in this beautifully curated home, where character, comfort and individuality unfold at every turn. This Grade II-listed village house holds a rare and graceful presence at the heart of Bidford-on-Avon's historic High Street, with a façade of classical Georgian symmetry and a rear wing that whispers of the Stuart period, dating back to around 1650.

You don't find many homes like this — not ones that have been curated, cared for, and adored for over a decade by owners with an eye for style and a deep respect for heritage.





Avonbury is not just beautiful — it's deeply liveable. It's a house of balance: history and convenience, elegance and warmth, detail and soul. Homes like this are rarely offered. What Avonbury represents is not simply ownership but belonging — to a house that's been shaped with purpose, and to a village that knows how to live well. This is your chance to be part of both.



## INTERIOR STYLE & DETAIL

Avonbury's interiors have been sensitively evolved to offer both elegance and ease of living. Every room reflects thoughtful upgrades without losing the character etched into the beams and brickwork. The entrance hall, a central hub of the house, features one of five open fireplaces and is used as a dining and entertainment space. The main sitting room is serene and softly luxurious, with new parquet flooring, Cole & Son wallpaper, and a working fire — a room that wraps

you in warmth on winter evenings. Opposite, the music room/library offers both beauty and function. Bespoke fitted bookcases, glass display cabinetry, and a handmade office workspace allow this dual-aspect reception to serve as a refined study or informal retreat. Period details are married to practicality: the metal astragal bars on every leaded window have been hand-painted with Hammerite smooth black, and Farrow & Ball tones have been used throughout to elevate and unify every space.







## KITCHEN & CRAFTSMANSHIP

The kitchen, classic in Shaker style, has been enhanced with Granite Transformation worktops, a Cookmaster range with dual electric ovens and a five-burner gas hob, an integral dishwasher and fridge, and two new handcrafted wooden windows which frame the Mediterranean-style courtyard.







The stable door brings in light and charm, while Metro tiles in the adjoining boot room and cloakroom add a smart, contemporary contrast. Throughout the home, attention has been paid to the invisible details: LED lighting throughout, Hive-controlled heating, upgraded loft insulation to British Standards, and new pumps for the power showers.





## AND SO TO BED

The upper floors reveal four beautifully proportioned bedrooms and three bathrooms, each finished with thoughtful precision. The principal bedroom sits quietly at the rear, while bedroom two — the current owners' personal favourite — is soothing and elegant.

All bathrooms have been upgraded with Duravit fittings and strong water pressure, with the rear shower room offering a spa-like feel thanks to recent pump enhancements. Each space feels balanced, harmonious and warm — a quality helped by the property's terraced position, thick walls and meticulous maintenance.









## GARDEN & OUTDOOR LIVING

The garden has been redesigned for low-maintenance living with an aesthetic that's simple and timeless. A paved terrace leads onto a moonstone gravel path, flanked by lawn and softened with garden lighting.

A loggia — with power supply and soft ambient lighting — provides a sheltered entertaining spot for al fresco dining, perfect for late summer evenings. At the far end, a smart shed with electricity supply adds practical storage. Every inch of the garden has been tended and is easy to maintain. Exterior brickwork and joinery have been painted with Farrow & Ball's Dix Blue exterior eggshell for a consistent, heritage finish.







## VILLAGE LIFE

Bidford-on-Avon is one of those villages that quietly astonishes. Ancient, picturesque and full of life, it offers the kind of social scene that brings people together — from its famed Christmas lights switch-on, to the monthly street market, two supermarkets, local pubs, and a thriving network of clubs from cricket and tennis to allotments and historical societies. Just 300 metres from the house is The Bridge restaurant, perched beside the medieval crossing over The River Avon, and just beyond lies the Big Meadow — a picture-perfect riverside green with year-round

beauty and riverside walks stretching along Shakespeare's Way to Marlcliff and beyond

### Practical Considerations

Avonbury has been maintained with real care. The heating system, serviced annually, performs efficiently and is app-controlled. Broadband is fast (350 Mbps) and reliable; mobile signal is excellent. There is mains drainage, and no history of flooding. Though parking is on-road, it's easy and unproblematic, and the neighbours — both residential and professional — are quiet, warm and respectful.



## WHERE TO GO WHEN YOU NEED:



**Weekly Shop & Milk:** For anything last-minute, Nisa Local is just 100 metres down the High Street — ideal for papers, milk, and everyday essentials. For a broader shop, Bidford itself has a Co-op, while Alcester (9 mins) offers both Waitrose and Seggs Bakery. A wider range awaits in Evesham (11 mins) with Tesco, M&S Food, Boots, and Waitrose. For weekend treats or a delivery, locals still speak fondly of the Salford Priors Post Office, just five minutes away — family-run and always helpful.



**Dinner/Drinks:** Your local favourite is The Bridge Restaurant, just 300m away and set right beside the Avon — perfect for a riverside meal. The Four Alls in Welford serves excellent wood-fired pizzas with a view, and The Bell at Salford Priors is ideal for relaxed country dining. For something truly special, head to The Fleece Inn at Bretforton — a thatched, 15th-century gem — or indulge at The Lygon Arms in Broadway.



**Golf:** Keen golfers are spoilt for choice. Bidford Grange is the nearest, while Stratford-on-Avon Golf Club, The Vale Golf & Country Club, Broadway Golf Club, and Evesham Golf Club all lie within a 9-mile radius. For something scenic, Naunton Downs and Cleeve Hill offer glorious views of the Cotswold escarpment.



**Gym/Fitness/Sport:** To stay active, there's CrossFit Bidford right in the village, and Elevate Fitness in Alcester for a wider range of classes and gym facilities. PureGym Evesham is open 24/7 and well-equipped. For racquet and rowing enthusiasts, Evesham Rowing Club offers tennis (6 courts), squash and rowing, just 15 minutes away.



**Walks:** Avonbury is beautifully placed for those who love to walk. Just step out of the front door, turn right, and in moments you're across the medieval bridge and onto Shakespeare's Way, following the River Avon to Marlcliff, Wixford or Dorsington. For classic circular walks with views and pub stops, the Cotswolds are only 15 minutes away — try Buckland, Stanton, Broadway or Chipping Campden.



**Schools:** Avonbury is well-placed for excellent schools. Bidford-on-Avon Primary is within walking distance and rated Good by Ofsted, as is Temple Grafton C of E Primary. Alcester Grammar School, St Nicholas C of E High School and Prince Henry's High School in Evesham are all Outstanding. Independent options nearby include Warwick Boys School, King's High School, RGS Worcester, and in Cheltenham: Berkhamstead, St Edward's, Cheltenham College and Cheltenham Ladies College.



**Parks & Family Days Out:** The Big Meadow, right on your doorstep, is a vast, peaceful riverside parkland — perfect for dog walks, picnics or just switching off. Further afield, Ragley Hall hosts outdoor theatre, concerts and country shows in a glorious estate setting. All Things Wild in Honeybourne and Adam Henson's Cotswold Farm Park offer fun and learning for children of all ages.





Approximate Floor Area: 2,712.9 sq.ft / 252.1 sq.m  
Cellar: 43 sq.ft / 4 sq.m  
Store: 21 sq.ft / 2 sq.m  
Total: 2,745 sq.ft / 255 sq.m



First Floor



Cellar



Ground Floor

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### The Finer Details...

Grade:	II Listed
Council Tax Band:	F
Broadband Speed:	352.5 Mbps download / 37.6 Mbps upload (Virgin, as of Feb 2025)
Heating:	Mains gas, Hive-controlled central heating
Boiler:	Approx. 14 years old, serviced annually by British Gas
Fireplaces:	Five open fireplaces, two currently in regular use
Water Supply:	Severn Trent (non-metered)
Drainage:	Mains
Parking:	On-street





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STOWHILL ESTATES

**What Three Words:** [///sweetener.witless.venturing](https://www.threewords.co.uk/sweetener.witless.venturing)