



Avon View House  
Tower Croft, Tower Hill, Bidford on Avon, B50 4DY







**AVON VIEW IS SET ON A SMALL DEVELOPMENT IN THE RIVERSIDE VILLAGE OF BIDFORD ON AVON A SHORT DRIVE FROM STRATFORD UPON AVON AND THE COTSWOLDS. THE VILLAGE CATERS WELL FOR DAY TO DAY AMENITIES INCLUDING SHOPS. PUBS, SUPERMARKET, SCHOOL AND NEW MEDICAL CENTRE WHILST REGULAR PUBLIC TRANSPORT SERVICES PROVIDE EASY ACCESS TO THE MORE COMPREHENSIVE FACILITIES IN STRATFORD UPON AVON. THE PROPERTY ITSELF COMPRISES A SUBSTANTIAL DETACHED HOUSE OFFERING FANTASTIC FAMILY LIVING SPACE BEING WELL APPOINTED THROUGHOUT WILL GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING INCLUDING A DOUBLE GARAGE. VIEWERS WILL NOT DOUBT REMARK PARTICULARLY ON THE HUGE MASTER BEDROOM AND AND STUNNING DISTANT VIEWS TO THE REAR.**

#### Reception Hall

Panelled front door, stone floor, radiator, power point, ceiling light point and panelled doors off to: -

#### Cloakroom

With white suite comprising low flush W.C. and wash hand basin, useful under stairs storage cupboard, ceiling light point, double glazed window to side and radiator.



Lounge 16' 1" max 13' 7" min x 13' 9" (4.90m x 4.19m)

Fitted log burner, T.V. point, power points, radiator, double glazed window incorporating French doors to garden, further double glazed window to side and ceiling light point.

Family/Dining Room 11' 10" x 13' 1" (3.60m x 3.98m)

Double glazed windows to two sides, radiator, power points, access hatch to loft space and ceiling light point.



Breakfast Kitchen 19' 1" x 10' 9" (5.81m x 3.27m)  
Base cupboards surmounted by contrasting granite work surface and wall cupboards over with under cupboard lighting. Built in oven, four ring ceramic hon and extractor hood over, integrated dishwasher and fridge. Power points, double glazed window to front and French doors to rear. Two radiators inset ceiling lights and ceiling light point.



#### Landing

Double glazed window to front, radiator, airing cupboard, access hatch to loft space, two ceiling light points and panelled doors off to: -

Master Bedroom 17' 3" max 11' 11" min x 18' 0" max 10' 6" min (5.25m x 5.48m)

Comprehensive range of built in wardrobes and double glazed windows to two sides with fabulous distant views to rear. Two radiators, power points and ceiling light point.

En Suite 6' 11" x 7' 1" (2.11m x 2.16m)

White suite including shower enclosure, pedestal wash basin and low flush W.C. Tiled splash backs, heated towel rail, double glazed window to front, extractor vent and ceiling light point.

Bedroom Two 8' 2" x 12' 4" min 14' 4" max (2.49m x 3.76m)  
Built in wardrobes, power points, radiator, double glazed window enjoying fabulous distant views and ceiling light point.

Bedroom Three 9' 5" x 9' 8" max 7' 4" min (2.87m x 2.94m)  
Double glazed window to front, power points, radiator and ceiling light point.



Bedroom Four 8' 3" x 10' 2" (2.51m x 3.10m)  
Double glazed window enjoying fabulous distant views to rear, radiator, power points and ceiling light point.



Family Bathroom 6' 11" x 10' 9" min 13' 8" max (2.11m x 3.27m)

A very generous bathroom with white suite comprising panelled WHIRLPOOL bath, separate walk in shower enclosure, pedestal wash basin and low flush W.C. Tiling to half height, two double glazed VELUX roof windows, radiator and inset ceiling lights.



Double Garage 20' 1" x 18' 1" (6.12m x 5.51m)  
Electric up and over door, light and power points. Wall mounted WORCESTER combination boiler, stainless steel sink unit with hot and cold supply, plumbing for automatic washing machine and door to rear.

#### Outside

There is a gravel driveway to the front providing parking for up to four cars. Gated side access to both sides leads to an enclosed rear garden with paved patio and shaped lawn.

#### Services

We have been advised that all services are connected to the property and should be checked with solicitors before exchange of contracts

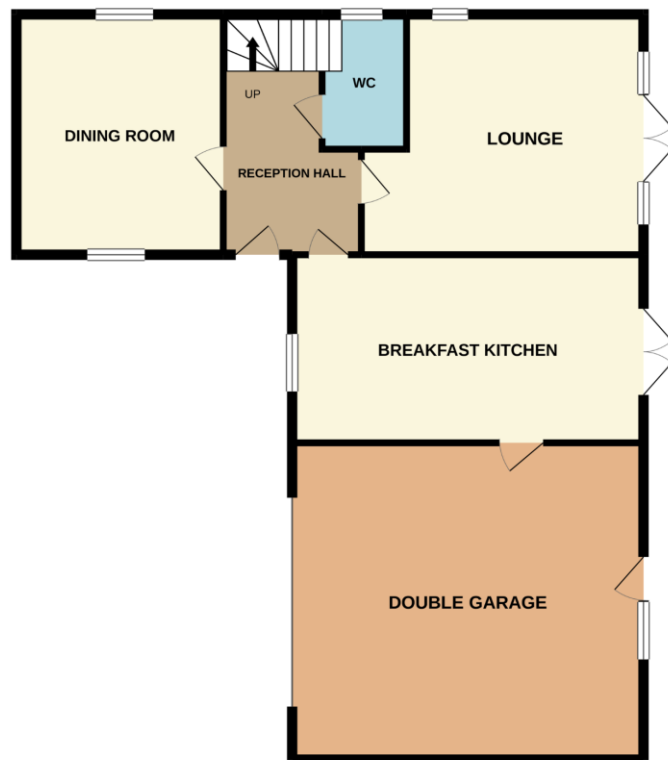
#### Tenure

We understand that the property is Freehold. However, we advise all interested parties to obtain verification through their Solicitors or Surveyor.

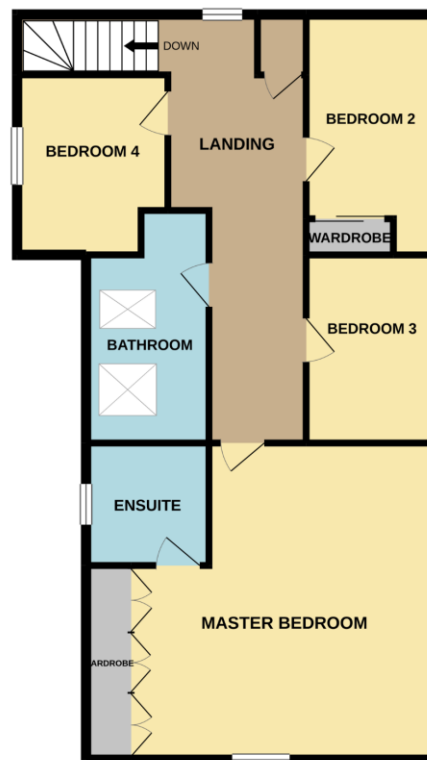
#### Local Authority

Stratford on Avon DC – Council Tax Band F

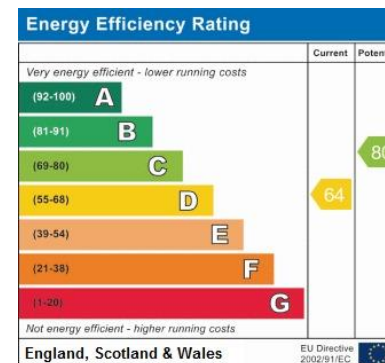
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
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