



High Street, Bidford-On-Avon, B50 4BU

Offers over £525,000



• 3301 sqft • Four Bedrooms • Two Bathrooms • Four Reception Rooms • Spacious and Inviting Family Living Spaces • Private Garden Retreat • Rear Parking & Double Garage • Heart of the Village • Steps from Shops, Cafés & Riverside • In the very heart of Bidford-on-Avon, this charming four-bedroom, two-bathroom character home offers an exceptional combination of central village living, versatile accommodation, and practical convenience. The property boasts four reception rooms, including a large, light-filled living room with skylights, inglenook fireplace and garden access, a cosy snug, a formal dining room with exposed beams and feature fireplace, and a versatile sitting room. Upstairs, four generous bedrooms are complemented by a family bathroom and separate shower room. Outside, a private tiered garden with lawns, patios and fruit trees, plus rear access to a private driveway and double garage, provides a rare blend of space, privacy, and practicality in such a sought-after location.



Placing you in the very heart of Bidford-on-Avon, just a few steps from village shops, cafés and the riverside, this wonderfully characterful home blends charm, warmth and surprising space in one of the most convenient positions the village has to offer. Tucked discreetly behind the High Street, it enjoys the rare advantage of rear access from Quinneys Lane, leading to private parking and a double garage — an invaluable asset in such a central setting.

Behind the front door, the house unfolds with the inviting feel of a much-loved home. The entrance hall leads to a versatile front room framed by a gentle bow window, its shape adding softness and period appeal. Whether used as an office, sitting room, reading room or creative space, it sets the tone for the character that runs throughout.

The snug offers a cosy retreat, while the dining room, with its lattice of exposed beams and raised feature fireplace, feels made for gatherings on winter evenings. The kitchen is brightened by a skylight and provides space for a Rangemaster, along with an integrated fridge-freezer and room for additional appliances.

A few steps lead to the impressive living room — a welcoming, light-filled space where a feature inglenook fireplace with open brickwork chimney breast, ceramic tiled hearth and wooden mantle creates a rustic focal point. With double doors opening to the garden, it's a room that works beautifully for both relaxed family time and entertaining.

A practical utility room sits to the rear, together with a cloakroom and access to the cellar, ideal for storing wine, provisions or hobby equipment.

Upstairs, the first floor hosts two generous double bedrooms, each with fitted wardrobes. The front bedroom is particularly charming, complete with a character fireplace that brings warmth and heritage to the room. A further bedroom sits off the rear landing. Both a shower room and a family bathroom serve this floor, offering excellent flexibility for busy households.

The second floor provides two additional bedrooms. One enjoys a fitted triple wardrobe, while the other — accessed from the rear landing — offers wonderful versatility as a

peaceful bedroom, home office or quiet retreat tucked away from the main living spaces.

The rear garden is a delightful, private haven arranged over two tiers, with lawned areas, winding paths, patios and fruit trees creating a calm and leafy backdrop. A gate leads to the parking area and double garage accessed via Quinneys Lane — a rare and highly practical feature that truly elevates this village home.

#### Hall

**Sitting Room** 17'4" x 11'2" (5.29m x 3.41m)

**Snug** 12'10" x 13'8" (3.92m x 4.19m)

**Dining Room** 15'10" x 12'9" (4.83m x 3.89m)

**Kitchen** 11'4" x 12'7" (3.47m x 3.84m)

**Utility** 9'6" x 6'1" (2.90m x 1.87m)

**Living Room** 21'9" x 15'7" (6.65m x 4.75m)

#### W.C

#### Landing

**Bedroom 1** 13'3" x 15'8" (4.05m x 4.80m)

**Bedroom 3** 13'10" x 11'2" (4.23m x 3.41m)

#### Bathroom

#### Shower Room

#### Landing

**Bedroom 2** 13'1" (3.99m)

**Bedroom 4** 14'9" x 9'1" (4.50m x 2.78m)

**Cellar** 23'0" x 9'6" (7.03m x 2.90m)

**Garage** 18'9" x 18'6" (5.73m x 5.66m)



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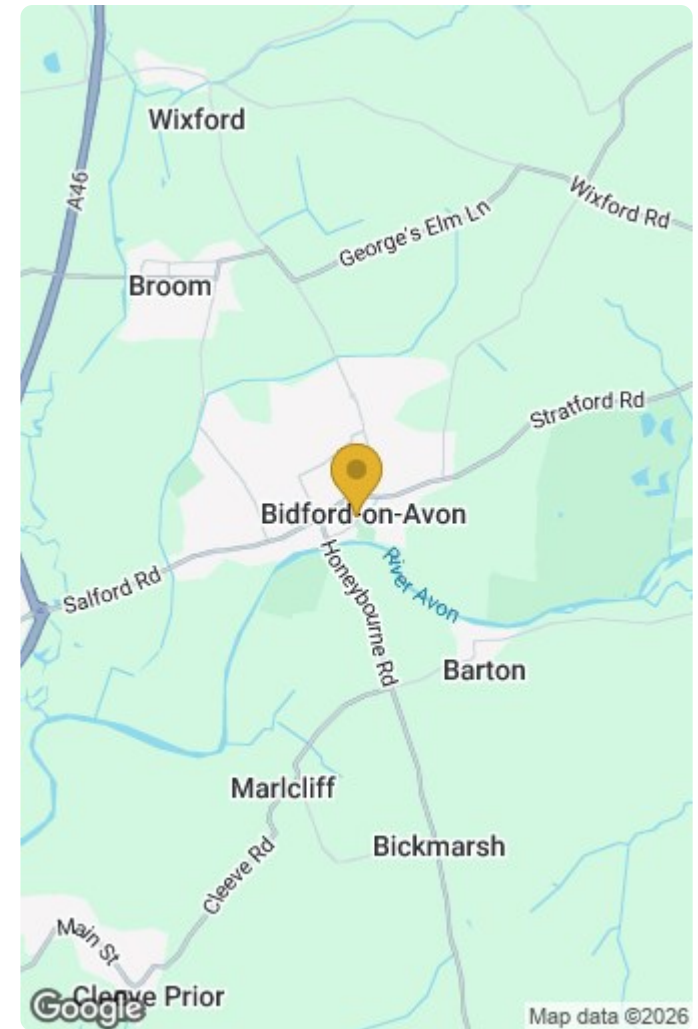


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Total area: approx. 306.7 sq. metres (3301.5 sq. feet)



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	