

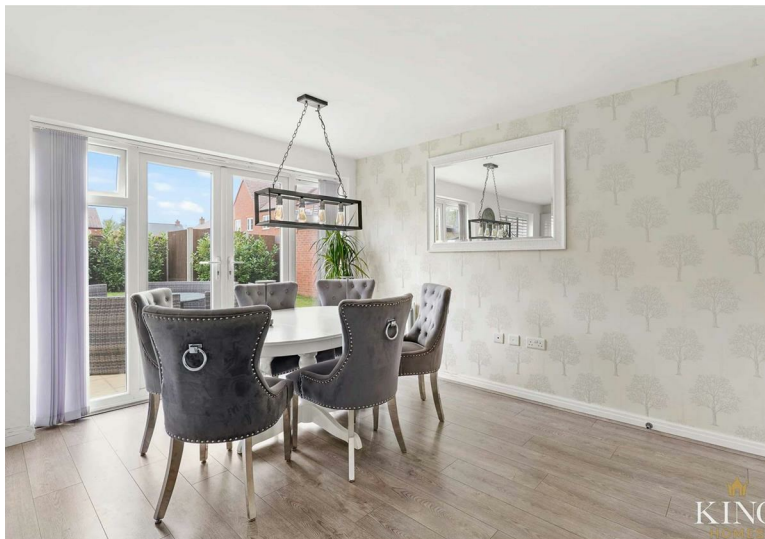


Spearhead Road, Alcester, B50 4GT

Guide price £585,000



**** Five Bedrooms ** Executive Detached Family Home ** Three Reception Rooms ** Open-plan Kitchen Dinner ** Double Garage ** Four Vehicle Driveway **** This substantial five-bedroom detached home offers generous and versatile accommodation across two floors, set within a quiet and sought-after residential location in the riverside village of Bidford-on-Avon. Enjoying an attractive green outlook to the front, the property is ideally suited to modern family living, with three reception rooms, including a spacious living room with bay window, a flexible additional reception room, and a dedicated study. The heart of the home is the impressive kitchen/diner with direct access to the garden, complemented by a separate utility room. Upstairs, there are five well-proportioned bedrooms, including a principal suite and second bedroom both benefiting from en-suite facilities, alongside a family bathroom. Externally, the property boasts a generous rear garden, detached double garage, and driveway parking for up to four vehicles, all within easy reach of local amenities, riverside walks, and excellent transport links.



This substantial and thoughtfully designed five-bedroom detached home offers generous and versatile accommodation across two floors, set within a quiet and desirable residential location. The property enjoys an attractive outlook with green space to the front, and is further enhanced by a detached double garage and driveway parking for up to four cars.

Upon entering the property, a welcoming central hallway provides access to the principal ground floor rooms. To the front, the well-proportioned living room features a bay window, allowing for an abundance of natural light and creating an inviting and comfortable setting for everyday living. In addition to the main living room, there are two further reception rooms: one currently arranged as a playroom, offering excellent flexibility and the potential to serve as a snug, hobby room or additional sitting room, and a separate study, providing an ideal space for home working. A convenient ground floor WC completes the ground floor accommodation.

To the rear, the kitchen/diner forms the heart of the home, offering excellent space for both cooking and dining. With double doors opening directly onto the garden, it is perfectly suited to both family life and entertaining. A separate utility room, positioned just off the kitchen, provides additional storage and laundry facilities, helping to keep the main living areas well organised.

Upstairs, the property continues to impress with five well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from its own en-suite shower room. Bedroom two also enjoys en-suite facilities, making it ideal for guests or older family members. Three further bedrooms are served by a family bathroom and are accessed from a central landing.

Externally, the property benefits from a pleasant green space outlook to the front, while the rear offers a generous garden, predominantly laid to lawn with a patio area, and is fully enclosed by fencing, providing a secure and private outdoor space. The detached double garage and generous driveway provide excellent parking for up to four vehicles, adding to the practicality of the home.

Location

Situated in the ever-popular riverside village of Bidford-on-Avon, the property enjoys a highly sought-after setting with a strong sense of community. The village offers a range of everyday amenities including local shops, cafés and pubs, along with well-regarded schooling.

Bidford is particularly well known for its attractive riverside environment, with the popular Big Meadow and village green providing scenic walks, open green spaces, and a relaxed setting for families and outdoor leisure.

The village is well placed for access to Stratford-upon-Avon, Alcester, and Evesham, offering a wider range of shopping, dining, and cultural amenities, whilst still being surrounded by open Warwickshire countryside, making it an ideal balance of convenience and rural living.

In total, the property extends to approximately 196.4 sq. metres (2,114 sq. feet), making it an excellent choice for growing families seeking space, flexibility, and a peaceful yet well-connected village setting.

Hall

Kitchen/Diner 12'0" x 20'4" (3.68m x 6.20m)

Living Room 12'8" x 15'1" (3.88m x 4.60m)

Play Room 12'0" x 10'1" (3.68m x 3.09m)

Study 7'10" x 9'10" (2.40m x 3.00m)

Utility 6'3" x 8'3" (1.91m x 2.52m)

W.C

Landing

Bedroom 1 11'4" x 20'0" (3.46m x 6.12m)

En-suite

Bedroom 2 12'4" x 10'2" (3.76m x 3.10m)

En-suite

Bedroom 3 8'9" x 10'1" (2.69m x 3.09m)

Bedroom 4 8'9" x 9'10" (2.69m x 3.00m)

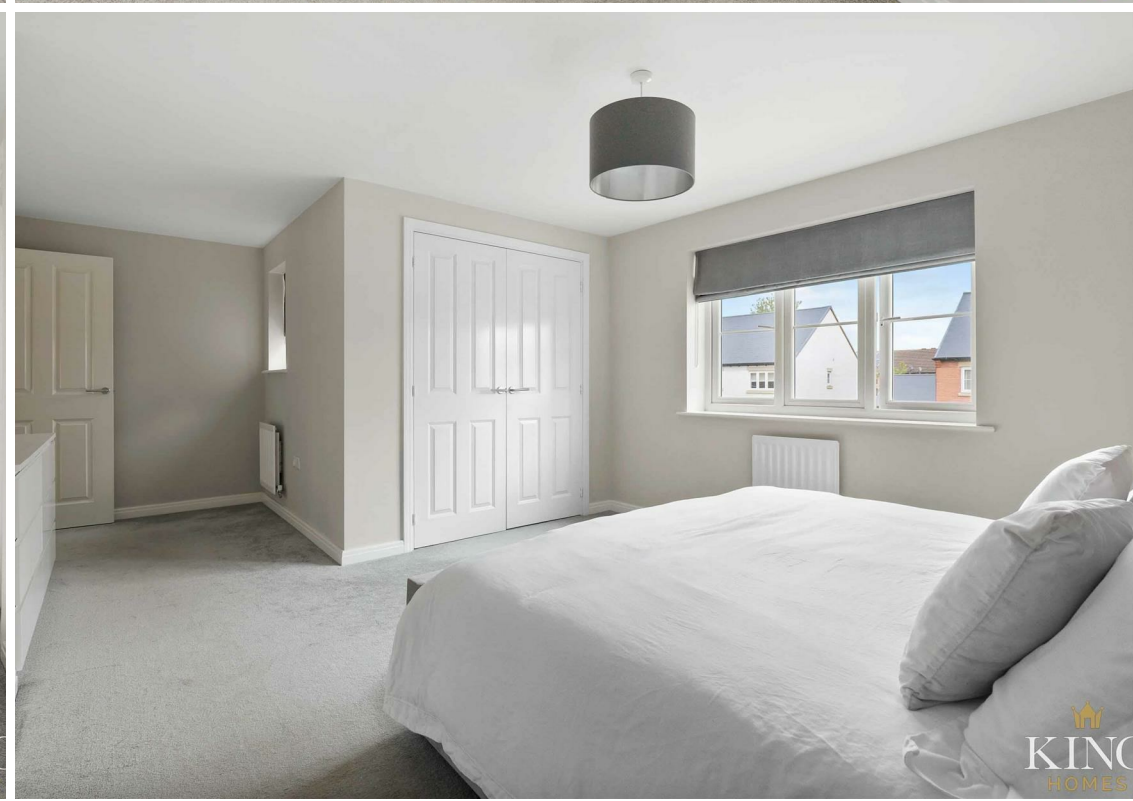
Bedroom 5 7'10" x 10'4" (2.40m x 3.17m)

Bathroom

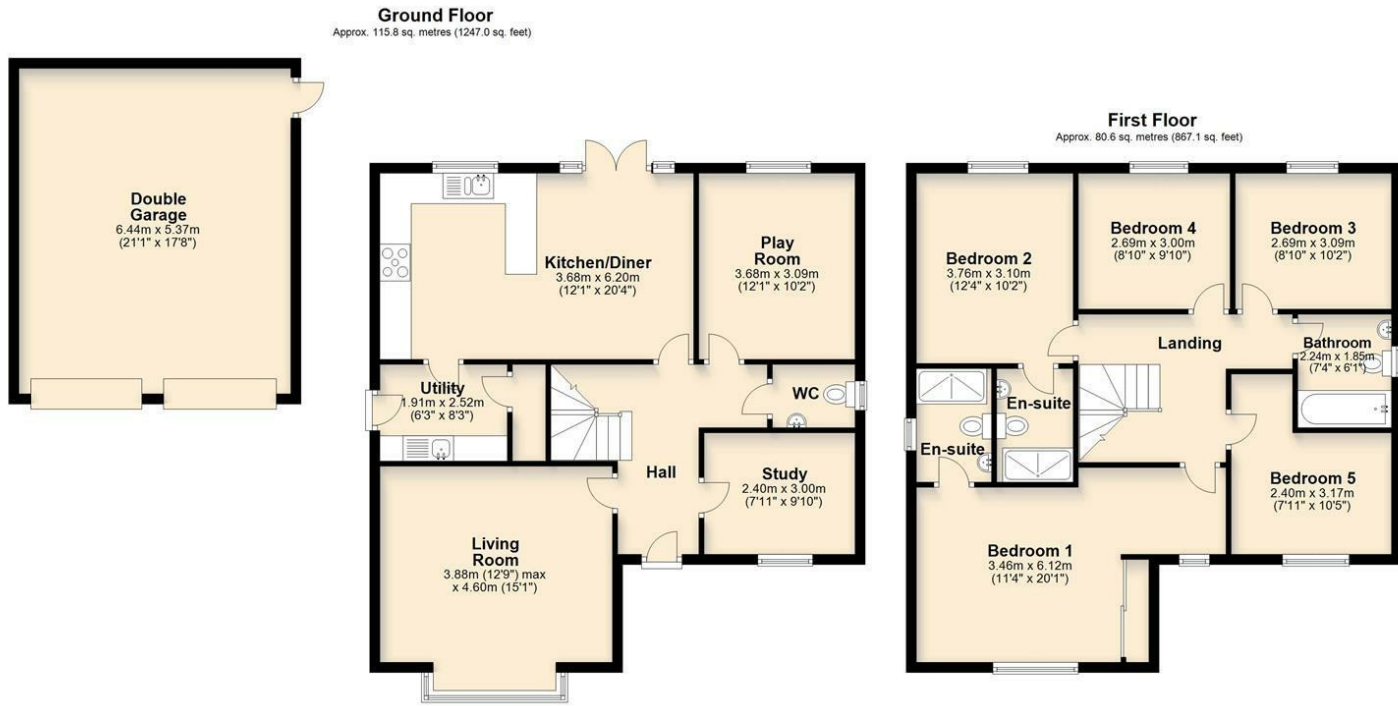
7'4" x 6'0" (2.24m x 1.85m)

Double Garage

21'1" x 17'7" (6.44m x 5.37m)







Total area: approx. 196.4 sq. metres (2114.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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