



**9 Spearhead Road
Bidford-On-Avon, B50 4GS**

£252,000

**** King Property Film Available ** Shared Ownership from a 60% share, with the option to purchase up to 100% ownership ****
Four Bedroom Detached Home ** Double-Fronted Design ** Superb 23ft Lounge/Dining Room ** West-Facing Professionally
Landscaped Garden ** Separate Study/Snug ** Principal Bedroom with En-Suite ** Fitted Wardrobes to Three Bedrooms **
Modern Breakfast Kitchen ** Driveway Parking for Three Cars ** Detached Garage ** Two Porcelain Patio Areas & Pergola **
Built by Bovis Homes in 2019 ** Beautifully Presented Throughout ** Popular Bidford-on-Avon Location ** A beautifully presented
 four-bedroom, double-fronted detached family home, built by Bovis Homes in 2019 and significantly enhanced by its current
 owners. Highlights include a superb 23ft lounge/dining room, separate study/snug, modern breakfast kitchen, principal bedroom
 with en-suite and fitted wardrobes to three of the four bedrooms. Outside is a particular highlight, with a professionally
 landscaped west-facing garden featuring two porcelain patio areas and a pergola, while a three-car driveway and detached
 garage provide excellent parking and storage. Positioned on the edge of the popular riverside village of Bidford-on-Avon, this is an
 impressive, move-in-ready family home combining generous accommodation with a fantastic outdoor entertaining space.

Shared Ownership Options Available from 60%–100%

Available to purchase through Shared Ownership from a 60% share, with the option to purchase up to 100% ownership.

The property benefits from approximately 117 years remaining on the lease, with a monthly rent of £546.89 payable on the remaining share.

With its attractive double-fronted design, smart presentation and thoughtfully upgraded interior, this four-bedroom detached home offers an excellent balance of space, practicality and style for modern family living.

Built by Bovis Homes in 2019 and occupied by the current owners from new, the property has been carefully improved and maintained, resulting in a home that is ready for its next owners to move straight into and enjoy.

Stepping inside, the entrance hallway introduces the bright and well-presented accommodation, with Karndean flooring extending through much of the ground floor.

To one side is a valuable separate study/snug. Whether used as a dedicated home office, children's playroom or additional sitting room, it gives the ground floor a level of flexibility that works particularly well for family life.

Across the hallway is the breakfast kitchen, fitted with an attractive range of shaker-style cabinetry and generous worktop space. Appliances include a five-ring gas hob, electric double oven and integrated fridge/freezer, with further provision for a dishwasher and washing machine.

The real heart of the home is the impressive lounge/dining room, spanning the full width of the rear of the property and extending to approximately 23ft. Its generous proportions allow clearly defined sitting and dining areas without either feeling compromised, making this a fantastic everyday family room as well as a superb space for entertaining.

French doors open directly onto the rear patio and garden, providing an easy transition outside during the warmer months and allowing the garden to become a natural extension of the living space.

A ground-floor cloakroom/WC completes the accommodation on this level.

Upstairs, the spacious landing leads to four well-proportioned bedrooms, with fitted wardrobes to three providing an excellent amount of built-in storage.

The principal bedroom enjoys an outlook over the rear garden and benefits from mirrored fitted wardrobes and its own en-suite shower room. Three further bedrooms offer plenty of flexibility for children, guests or additional workspace and are served by the family bathroom.

A Garden Made for Summer

The west-facing rear garden is one of the home's standout features and has been professionally designed and landscaped to create an outdoor space that's every bit as appealing as the interior.

Rather than a standard lawn-and-patio arrangement, the garden features two porcelain patio areas, providing a choice of spaces for outdoor dining, entertaining and relaxing as the sun moves around the garden.

A central lawn, decorative stone, established planting and a feature pergola add interest and character, while the enclosed layout makes the garden particularly well suited to families. There is gated side access together with a useful pedestrian door directly into the detached garage.

To the side of the property, the driveway provides off-road parking for up to three vehicles and leads to the detached garage. The garage benefits from electricity, lighting and additional storage within the eaves.

Hall

Kitchen/Breakfast Room

13'4" x 9'9" (4.08m x 2.98m)

Lounge/Diner

10'4" x 23'4" (3.15m x 7.12m)

Study

6'7" x 6'9" (2.02m x 2.06m)

Landing

Bedroom 1

10'2" x 11'11" (3.11m x 3.65m)

En-suite

4'5" x 6'7" (1.35m x 2.02m)

Bedroom 2

12'9" x 13'1" (3.89m x 4.01m)

Bedroom 3

12'9" x 9'10" (3.89m x 3.02m)

Bedroom 4

8'10" x 9'10" (2.70m x 3.01m)

Bathroom

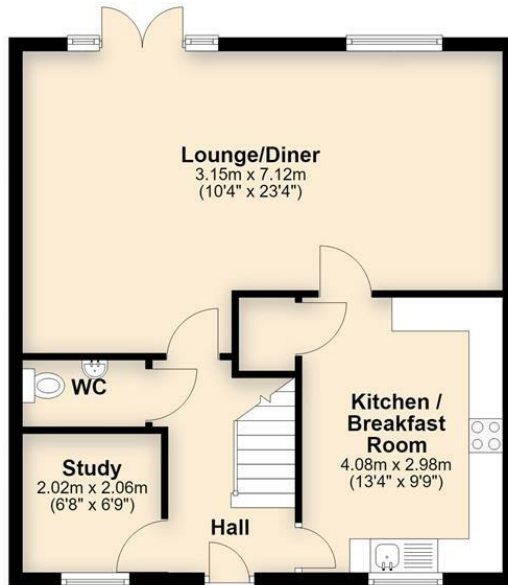
5'9" x 6'5" (1.76m x 1.96m)

Garage

19'6" x 10'7" (5.95m x 3.23m)

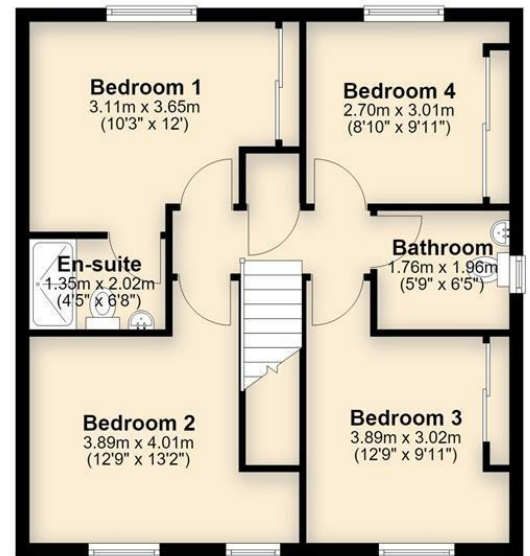
Ground Floor

Approx. 74.1 sq. metres (797.7 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



Total area: approx. 129.1 sq. metres (1389.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		84
(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	