



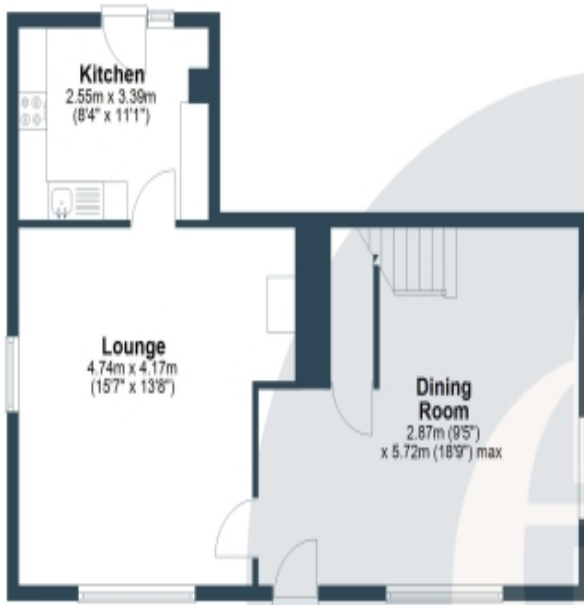
High Street High Street, Bidford-on-Avon, Alcester, B50 4AF

Guide Price £375,000



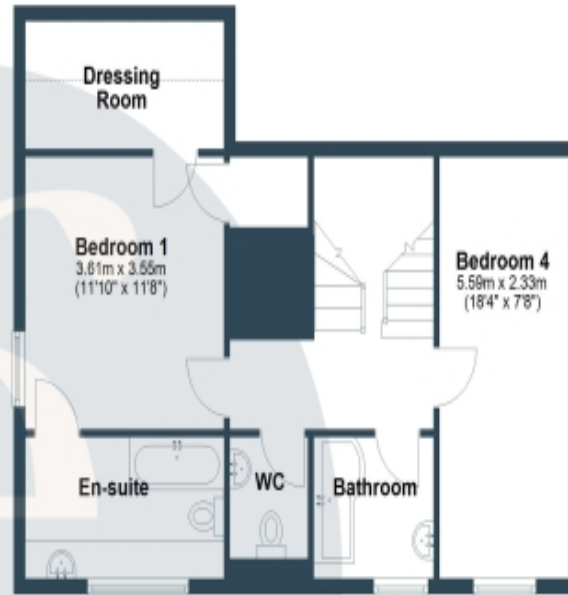
Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



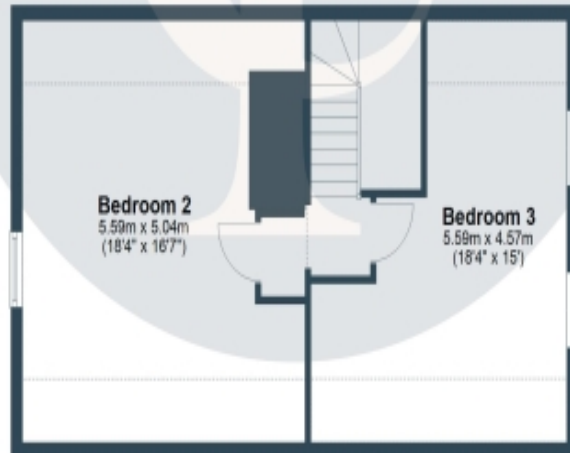
First Floor

Approx. 60.6 sq. metres (652.6 sq. feet)



Second Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 166.4 sq. metres (1791.1 sq. feet)

Where to start on finding the words to describe this beautiful Grade II Listed double fronted cottage nestled in the heart of the highly regarded riverside village of Bidford on Avon? Bidford-on-Avon enjoys a highly convenient location, with excellent road links to nearby Stratford-upon-Avon (approx. 7 miles), Evesham (approx. 9 miles), and Alcester (approx. 5 miles). The M40 and M5 motorways are both within easy driving distance, providing access to Birmingham, the Cotswolds, and beyond. Rail services from nearby Honeybourne (approx. 8 miles) and Evesham offer regular connections to London Paddington and Warwick Parkway, also nearby with links to London Marylebone. The village is well served for families, with Bidford-on-Avon C of E Primary School located just a short walk from the property. There is a choice of highly regarded secondary schools in nearby Alcester and Stratford-upon-Avon, including grammar school options.

If you are seeking character and period features, to include Limestone and Stone walls, Flagstone flooring, original windows, and an Inglenook fireplace, but at the same time needing generous, versatile accommodation arranged over three floors, then this is the home for you.

What we love about this home is not only the charm of the black and white timbers but also the versatility of the accommodation and how you can choose what you create from the four double bedrooms and the ground floor accommodation. The current owners have improved and lovingly maintained the property over the past 2.5 years, and seeing is believing as to how homely the property is.

On arrival, you can find your designated private parking discreetly located at the rear of the property, and for ease, you can access via the rear door to the kitchen or take a short walk to the front of the property to enter via the welcoming double-opening solid timber doors.

Once through the double doors, you find yourself in the welcoming, spacious dining room, enjoying a dual aspect with views towards the River Avon. To the opposite side of the ground floor is the impressive sitting room with a feature inglenook fireplace and log burner. Both rooms boast flagstone flooring and original beams.

Completing the ground floor is the kitchen with a range of wall and base units, including butcher block timber work-surfaces. For ease, all appliances are integrated, including an electric hob, oven, fridge freezer, dishwasher, and washing machine. A pedestrian door leads to the courtyard garden and parking.

On the first floor is the large master bedroom suite with a built-in walk-in wardrobe and a luxurious, feature en-suite bathroom offering a white suite allowing a low-level w,c, wash hand basin set into a vanity unit and bath with a shower over. This room also takes in open views towards the River Avon, ideal for a relaxing bubble bath to unwind at the end of the day!

There is a further double bedroom to the first floor, again offering peaceful open views via dual aspect windows and a bathroom with separate W.C.

The top floor is devoted to two generously proportioned double bedrooms offering options of being used as a WFH space, a master suite, or two further bedrooms to accommodate guests or an extended family.

Outside is a small patio area ideal for a bistro table and chairs, with potential to extend to the side of the property. Enough space to enjoy a morning coffee or evening tipple.

Viewing is an absolute must to appreciate the beautiful period accommodation and position of this fabulous home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

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