



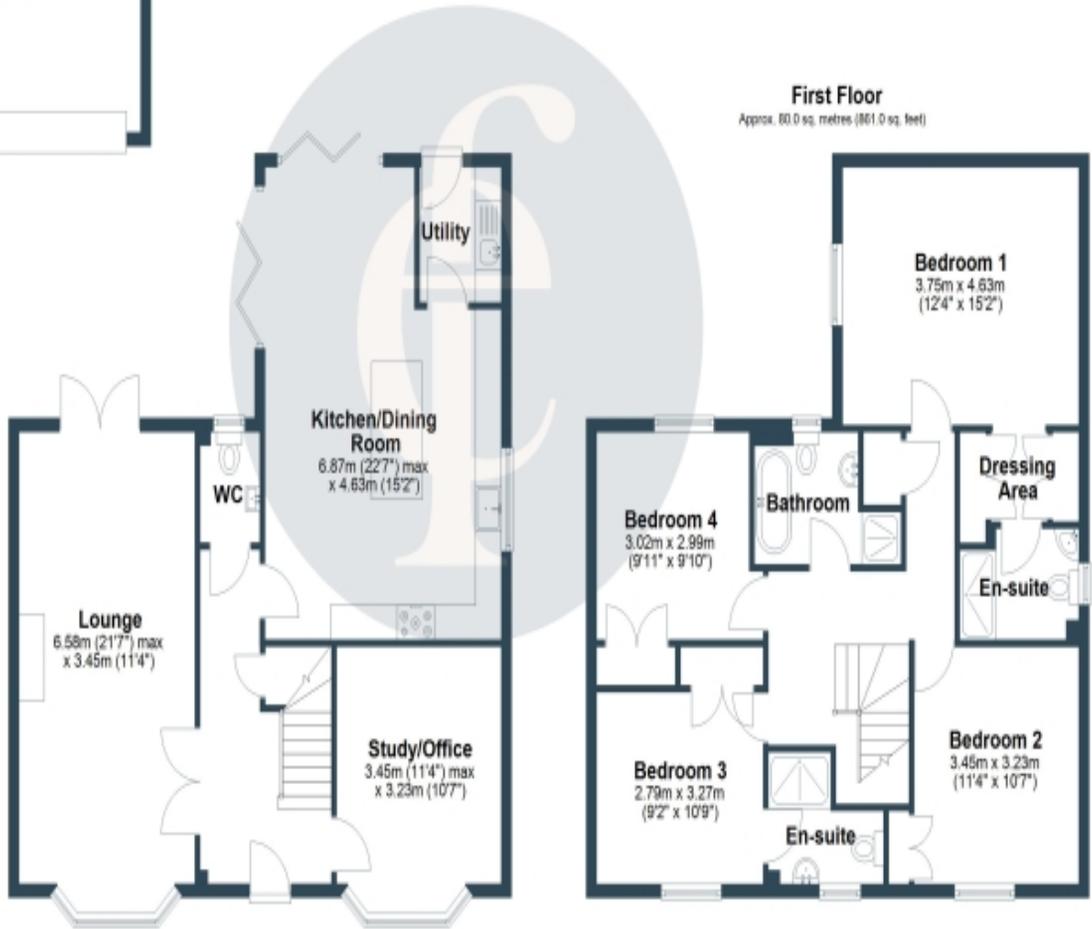
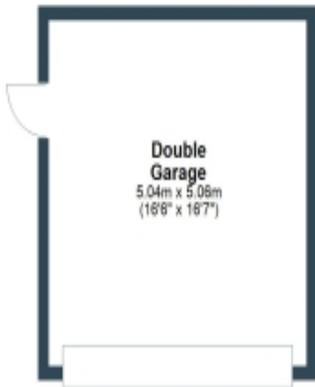
**Old School Mead Bidford-on-Avon, Bidford-on-Avon,
Alcester, B50 4AW**

Guide Price £575,000



Ground Floor

Main area: approx. 80.6 sq. metres (867.9 sq. feet)
Plus garages approx. 25.5 sq. metres (274.3 sq. feet)



Main area: Approx. 160.6 sq. metres (1728.9 sq. feet)
Plus garages, approx. 25.5 sq. metres (274.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A modern yet double-fronted family home, built with sympathetic charm, ticking all the boxes for a growing family. Fronting the highly regarded Victoria Road with a wide frontage and a private plot. The current owners proudly present their gorgeous home to an exceptional standard throughout, with a perfect mix of neutral and rich tones. The generously proportioned accommodation is versatile and blends comfort with convenience perfectly. Proudly positioned in the highly regarded riverside village of Bidford on Avon, with enticing kerb appeal and a stylish finish from the exterior to the interior. Enjoying 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. Number 1, although constructed in the 21st Century, has an obvious nod towards a more period era, creating a presentation of character and making a house a real home.

What do we love about this home? The hub of the home, the large breakfast kitchen, with bifold doors onto the private garden, the double gates opening to the double garage, and ample parking, the two reception rooms, and the generously proportioned bedrooms and three bathrooms. For any growing family or even a blended family that wants to be together but also likes their own space and independence. There are not enough words to describe what a great opportunity this elegant home offers for so many reasons. The accommodation is welcoming and accessed via an oak open porch over the front door, creating the element of character before you even cross the threshold. On the right as you enter the spacious hallway is a reception room that could be used as a family room, playroom, or even a study. A cosy ambience with panel effect wallpaper and wood floor. The sitting room enjoys a dual aspect with a double-glazed window to the front with stylish fitted shutters and French doors opening onto the rear garden. The clients have upgraded this room with a log burner, ready for the cosy winter evenings. The hub of the home is the spacious breakfast kitchen offering a central island for casual dining and ample space for relaxing and more formal dining. Boasting two sets of bi-fold doors, which, on a summer's day, when fully opened, brings the outside inside and offers a private space via the remote-controlled blinds. The kitchen offers a range of wall and base units with a mix of Quartz and solid oak worktops. Integrated is a dishwasher, a five-ring gas burner, and two electric eye-level ovens. Space for an American-style fridge freezer. For added convenience, the utility room is ready for all your laundry needs, with space for the washing machine and a door to the side offering access for the muddy boots and paws! Completing the ground floor is the cloakroom/W.C (one of 4 toilets to the home!) Upstairs, the master bedroom is of a great size with two built-in double wardrobes and an en-suite shower room with double tray and rainfall shower, heated towel rail, and complimentary tiling. Bedroom two also boasts built-in wardrobes and an en-suite shower room with a wash hand vanity unit, a double tray shower with rainfall shower and heated towel rail. Bedrooms three and four are of a good size and could both take double beds. They get to share the luxurious four-piece family bathroom with a free-standing bath, separate shower, and heated towel rail. I am sure the home alone will have you picking up the phone, but if not, just in case, let's move into the large South West facing private garden, far more generous than most gardens. If you like to entertain, then you will love the timber pergola area, ideal for an outside bar and party area. The garden is laid to lawn and paving, ideal for kids to play out on their bikes, BBQ's to be lit, and the summer weather to be enjoyed. The double garage is set behind the double gates and offers electricity and lighting with parking for three to four cars and a further car in front of the gates.

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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