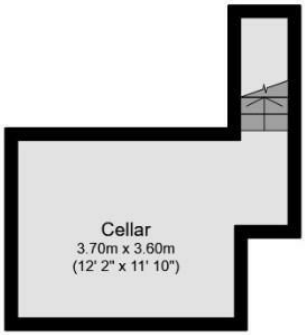
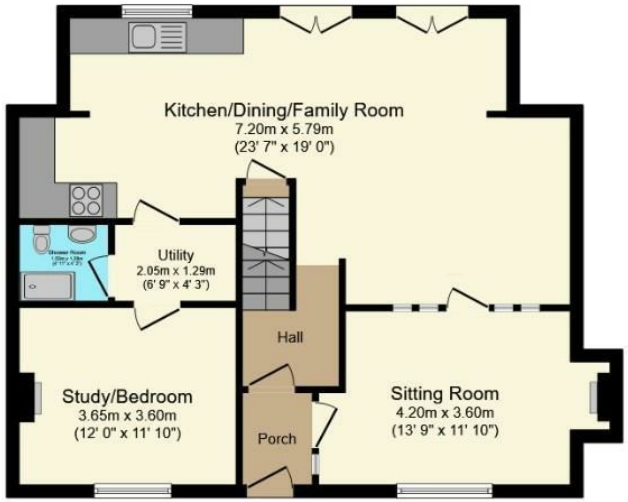
King George House 11 High Street, Bidford-on-Avon, Alcester, B50 4BQ

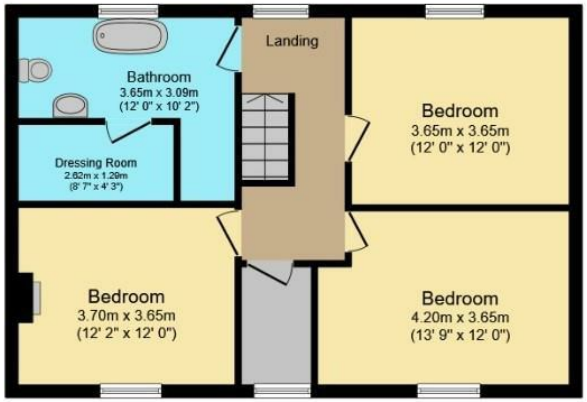
Bidford-on-Avon, Alcester



Cellar



Ground Floor



First Floor

Total floor area: 141.4 sq.m. (1,841 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Very attractive detached double-fronted period property
- Sympathetically and thoughtfully extended and upgraded
- High-quality finish throughout
- Highly desirable village centre location
- Approximately 1,846 sq ft of beautifully presented accommodation
- Gated off-road parking to the side
- Very attractive courtyard-style gardens
- Three reception areas
- Three/four bedrooms
- Luxury bathroom and separate wet room/shower room

4 2 2

£599,500

A sympathetically extended and upgraded detached, double-fronted period property situated in the heart of the village centre, in a Conservation Area, providing beautifully presented, characterful and charming accommodation with a high-quality finish throughout. The property enjoys gated parking to the side and very attractive courtyard-style gardens.

ACCOMMODATION

The front door opens into a welcoming entrance hall, featuring an attractive oak floor. The sitting room is a charming and characterful reception room, benefiting from an oak floor and feature wood-burning stove.

The heart of the home is the impressive kitchen/dining/family room, forming a large L-shaped open-plan space with oak flooring and a superb blend of modern fittings and period character. There are two sets of Crittall-style French doors opening onto the rear garden, creating a wonderful connection with the outside space. The kitchen area includes feature antique drawers, sink unit, space and plumbing for a dishwasher, gas hob, built-in oven, grill and microwave, together with space for an American-style fridge freezer and part under floor heating. A door leads, with stone steps descending to the cellar. A utility room provides fitted cupboards together with space and plumbing for a washing machine. There is also a useful wet room, fitted with WC, wash basin and shower with soakaway.

The study/bedroom four provides excellent flexibility of use and features an oak floor and attractive fireplace.

Stairs rise to the first-floor landing, where there is an amazing and particularly attractive view towards the village church. Bedroom One is a lovely double bedroom with a feature fireplace, while bedrooms Two and Three provide further double rooms. A useful box room offers additional storage.

The luxury bathroom has been beautifully fitted and features a roll-top bath, WC and pedestal wash basin, together with a large shower cubicle with rainfall shower head. A particularly useful large walk-in airing cupboard houses the boiler and hot water cylinder and provides excellent additional storage.

OUTSIDE

Double gates to the side, providing secure gated off-road parking.

The gardens are particularly attractive and have been designed in a charming courtyard style,

with a stone-paved garden terrace, raised borders. There is also a useful garden shed.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Broadband: Ultrafast Available (Checked on Ofcom Oct 26) | Minimum Mobile Coverage: 80% O2 (Checked on Ofcom Oct 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Peter Clarke
Winkworth