

EDWARDS

ESTABLISHED 2007

HIGH STREET
ALCESTER B50 4BU

FOR STARTERS

3 3 3

OFFERS OVER
£525,000

MAIN COURSE

Exquisite Double-Fronted Character Home | Three Double Bedrooms All with En Suites | Heart of Bidford-on-Avon | Beautifully Blending Period Charm with Contemporary Living

Nestled within the historic heart of the ever-popular village of Bidford-on-Avon, just a short stroll from the village's excellent amenities, riverside walks, independent shops, cafés and pubs, this truly exceptional double-fronted period home effortlessly combines timeless character with stylish modern living. Boasting stunning kerb appeal, impressive proportions and an abundance of original features throughout, this is a home that immediately captures your attention from the moment you arrive.

Positioned within the older part of the village, the property enjoys an enviable setting surrounded by similarly attractive period homes, creating a wonderful sense of charm and history.

Step through the front door and you'll instantly appreciate the wealth of character on offer. The welcoming entrance hall sets the tone beautifully, with striking Blue Lias stone feature walls providing a wonderful first impression. This stunning stonework continues through to the magnificent chimney breast and hearth within the sitting room, creating a beautiful focal point that reflects the property's heritage.

Conveniently positioned opposite the entrance is a downstairs WC, ideal for family living and visiting guests.

To one side of the hallway sits the cosy sitting room, centred around an impressive fireplace complete with a wood-burning stove. Character beams overhead and the warm, inviting atmosphere make this the perfect room to unwind on a winter's evening.

Across the hall is an elegant formal dining room, another wonderful reception space that continues the property's character theme with beautiful flagstone flooring and views over the front aspect. The staircase rises discreetly from this room, maintaining the traditional feel whilst providing a practical layout. Flowing from the dining room is the stunning kitchen/breakfast room, undoubtedly the heart of the home. Beautifully appointed with space for a range style cooker, this room perfectly balances style and practicality. There is ample space for a family dining table, creating a sociable environment that's ideal for everyday family life or entertaining friends.

Leading from the kitchen is a generous utility room, thoughtfully fitted with matching units to complement the kitchen and offering excellent additional storage and laundry space.

Beyond the utility room is a fantastic sun room, one of the standout features of this beautiful home. With wrap-around glazing providing views across the gardens, this wonderfully peaceful room offers the perfect place to enjoy your morning coffee, entertain guests or simply relax whilst taking in the changing seasons.

The first floor is equally impressive and is centred around a spectacular galleried landing, where exposed beams create a dramatic architectural feature and further showcase the property's character. All three bedrooms are generous doubles, each benefiting from its own private en-suite, making this an ideal home for families, visiting guests or multi-generational living.

The principal suite is particularly impressive, offering an excellent-sized bedroom, a dedicated dressing area and a







modern en-suite bathroom complete with a beautiful freestanding bath, creating a true sanctuary to retreat to at the end of the day. Bedrooms two and three are equally spacious and are both complemented by stylish, contemporary en-suite shower rooms finished to an excellent standard.

Outside, the property continues to impress with its beautifully landscaped and well-established rear gardens. A charming stepping stone pathway meanders through shaped lawns, colourful planted borders and mature shrubs, creating a peaceful and private setting to enjoy throughout the year. Immediately outside the sun room is a secluded seating area, ideal for relaxing with family and friends, while traditional cottage-style stone walls provide both character and privacy. At the top of the garden, a further dedicated seating area provides the perfect setting for al fresco dining, entertaining or simply enjoying long summer evenings in a truly idyllic setting. A particularly useful brick-built garden outbuilding offers three separate storage areas, perfect for gardening equipment, bicycles or outdoor furniture.

A further excellent addition to the home is the attached outbuilding, accessed directly from the garden. Offering fantastic versatility, this useful space is currently ideal for additional storage but also presents exciting potential to be transformed into a home office.

This remarkable home successfully blends period charm with modern comforts in one of Warwickshire's most sought-after villages. Properties of this calibre, offering such character, space and versatility, rarely come to the market. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - E

EPC
Band - TBC

North West

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Bidford Primary
Alcester Grammar

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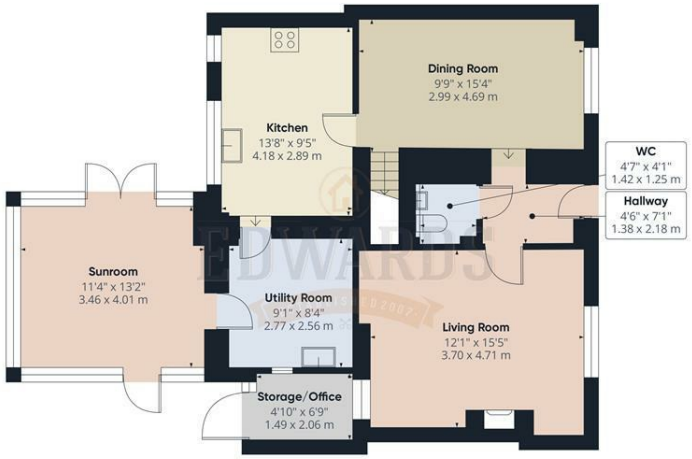












Floor 0



Floor 1

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Approximate total area(1)

1382 ft²

128.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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