

# The Bank, Marlcliff nr Bidford

Alcester, B50 4NT

Jeremy McGinn &Co

# Available at
# Guide Price £500,000

2 1 1

Occupying a delightful plot of approximately 0.34 of an acre in the pretty hamlet of Marlcliff, this detached bungalow offers an exciting opportunity for buyers seeking a home with generous gardens, flexible accommodation and further potential.

Marlcliff enjoys an attractive semi-rural setting close to the popular village of Bidford on Avon, where a good range of everyday amenities and facilities can be found. Offered for sale with the added advantage of no onward chain, the property sits within extensive, mature grounds that form a particularly appealing feature of the home.

The accommodation is approached via a central entrance hallway, which provides access to the principal ground-floor rooms. There is a kitchen/breakfast room and a comfortable living room, together with two bedrooms, one of which has previously been utilised as a dining room, demonstrating the flexibility of the layout. A bathroom completes the ground-floor accommodation.

A further feature is the useful loft room, which benefits from a dormer window and provides valuable additional space. This room offers potential to be converted into a formal bedroom, subject to necessary consents.

Outside, the property really comes into its own. Set within an extensive plot, the grounds incorporate generous areas of lawn complimented by established and mature planting, creating a wonderfully green and private setting. There is also a detached single garage, summerhouse and a well within the grounds. The extensive plot is undoubtedly one of the property's greatest assets, lending itself particularly well to anyone considering a substantial extension or redesign of the existing property, subject to the necessary consents.



















**Tax Band:** E

**Council:** Stratford District Council

**Tenure:** Freehold

Stratford-upon-Avon, nestled in the heart of Warwickshire, is a charming and historic market town best known as the birthplace of William Shakespeare. Set along the picturesque banks of the River Avon, the town beautifully combines rich heritage with a vibrant, contemporary lifestyle. Its streets are lined with well-preserved Tudor buildings, independent boutiques, cafés, and restaurants, while cultural highlights such as the renowned Royal Shakespeare Theatre draw visitors from around the world. The town is also particularly well regarded for its strong educational offering, with a range of highly rated primary and secondary schools, including the renowned King Edward VI School and Stratford Girls' Grammar School. In addition the town benefits from excellent transport links, with regular rail services to Birmingham and London, as well as easy access to the M40 motorway, connecting to the wider Midlands and beyond. This makes Stratford upon Avon an ideal location for commuters seeking a more relaxed, picturesque setting without compromising on connectivity.

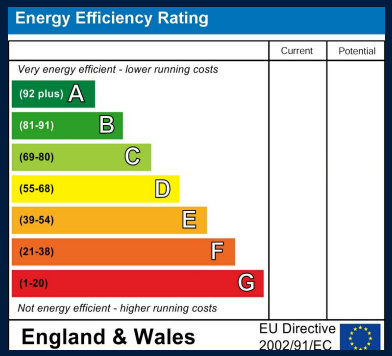
# Floor Plan




# Map




# Energy Performance




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Please note that this fee is non-refundable under any circumstances.

**55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN**
**Tel: 01789 868168 Email: stratford@jeremymcginn.com**
**www.jeremymcginn.com**

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