



**Tower Close ,**  
Bidford on Avon, B50 4EA

# Available at Offers Over £425,000



A hugely stylish grade II listed timber framed cottage set right in the heart of Bidford on Avon together with a generous detached annexe/studio being ideal for ancillary accommodation or even Airbnb/holiday let.

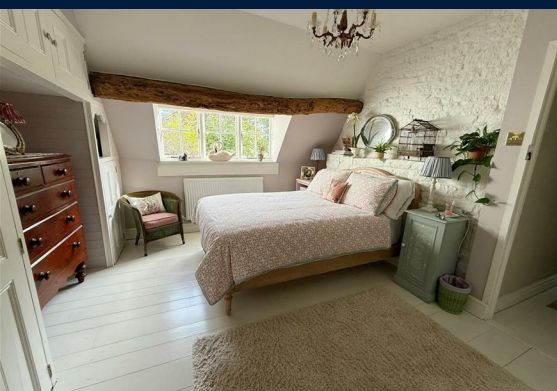
The property boasts masses of period character and has been painstakingly maintained by the current owner to offer a charming, well presented home with gas central heating - Sitting/Dining Room with flagstone floor & inglenook fireplace with fitted multi fuel burner, Guest Cloaks/WC, Sitting Room with inglenook fireplace & log burner, Fitted Kitchen, Landing, 2 Double Bedrooms & Bathroom.

The annexe/studio sits at the top of the garden and offers spacious open plan living space with a small kitchenette and ground floor shower room with a spiral staircase leading up to a double bedroom with study area.

The gardens are an absolute delight being incredibly well stocked with a range of flowers, shrubs & trees creating a fabulous & really private outside environment including a utility room, greenhouse, large shed and summerhouse. The property is within easy walking distance of excellent village amenities and the river itself.

Viewing really is advised of this outstanding cottage.





**Tax Band: C**

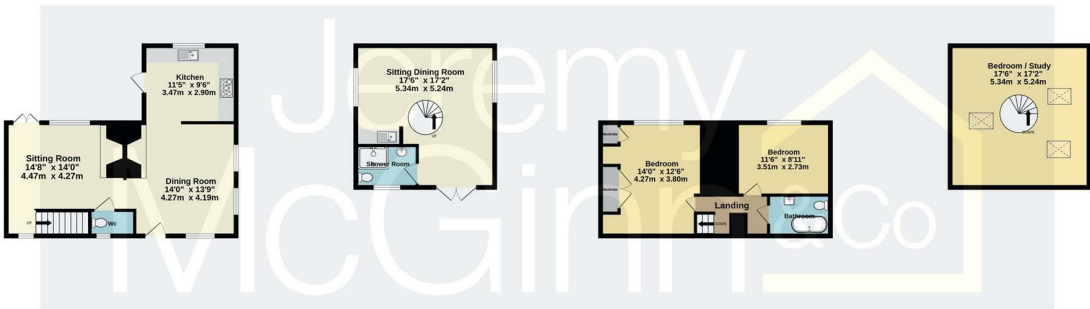
**Council: Stratford District Council**

**Tenure: Freehold**

Bidford on Avon comprises a popular riverside village situated a few miles downstream from Stratford upon Avon and boasts a rich history with many characterful properties and a fine range of local amenities including shops, cafés, pubs and restaurants in addition to a supermarket and new medical centre.

Bidford's proximity to Stratford upon Avon & Alcester to which there are regular public transport services makes this a convenient place to live with so many country & riverside walks right on the doorstep.

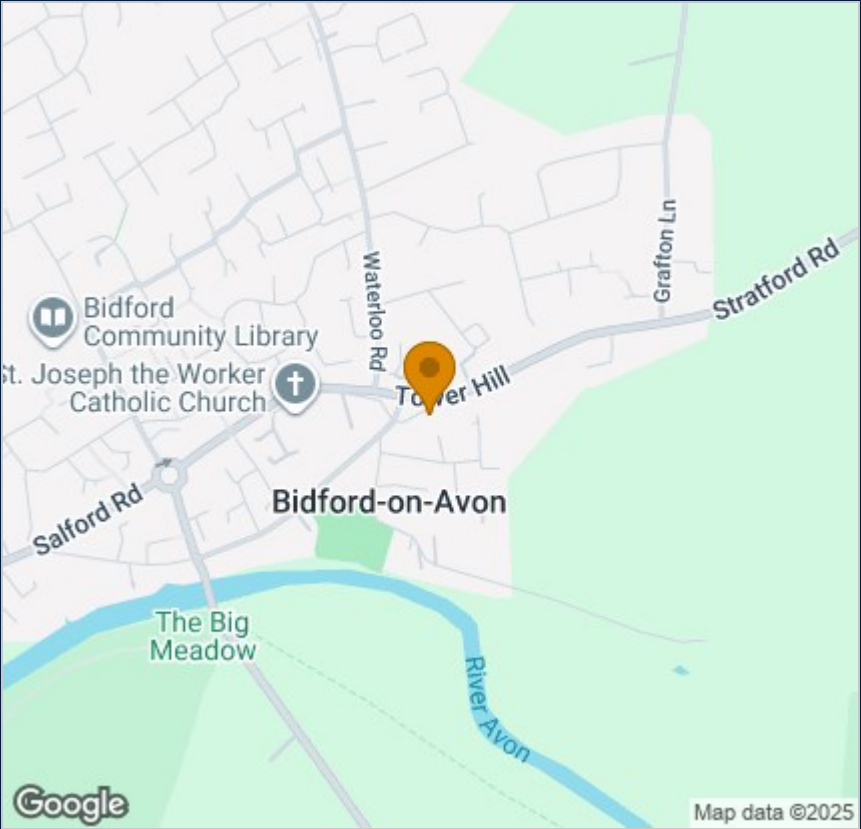
# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Map



# Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Jeremy McGinn & Co