



**High Street, Bidford-on-Avon**

Alcester, B50 4AF

Jeremy  
McGinn & Co 

## Available at Offers Over £500,000



A charming and deceptively spacious period cottage, (circa 1750) enviably positioned on the High Street in the heart of the sought-after riverside village of Bidford-on-Avon. Set well back from the road behind a generous gravel driveway providing ample off-road parking, this beautifully presented home seamlessly combines character features with modern-day comforts.

The property is rich in period charm, showcasing a wealth of exposed timbers throughout, whilst benefiting from thoughtful upgrades including a replacement Worcester Bosch boiler installed in 2025, complete with smart app-controlled functionality for added convenience.

An enclosed entrance porch opens into a welcoming reception area, leading through to a fabulous sitting room featuring a fitted log-burning stove, creating a warm and inviting atmosphere. Further ground floor accommodation includes a separate dining room, guest cloakroom/WC and a useful utility room with integrated fridge/freezer.

Undoubtedly the heart of the home is the exceptional breakfast kitchen. Carefully designed and expertly fitted, this outstanding space boasts an extensive range of high-quality handmade cabinetry, integrated dishwasher and an impressive Aga with gas companion Aga, combining traditional character with everyday practicality. The attention to detail and quality of craftsmanship throughout this room is truly remarkable.

Double doors open from the kitchen into a stunning garden room, providing a tranquil space in which to relax and enjoy views across the beautifully landscaped gardens.

To the first floor, a central landing gives access to the principal bedroom with fitted wardrobe and en-suite shower room, together with a generous guest bedroom and third bedroom. These are served by a luxurious family bathroom featuring a freestanding bath, twin wash hand basins and WC.





Outside, the delightful gardens are a particular feature of the property. A generous terrace provides the perfect setting for outdoor dining and entertaining before leading onto beautifully landscaped gardens, richly stocked with a variety of mature plants, shrubs and seasonal flowers. At the far end of the garden sits a substantial garden studio complete with log-burning stove, WiFi, power and water, offering superb versatility for a range of uses including a home office, studio, gym, hobby room or potential annexe accommodation, subject to any necessary consents.

This is a rare opportunity to acquire a beautifully maintained character home in one of Warwickshire's most desirable village locations, offering generous and flexible accommodation together with stunning gardens and excellent parking.

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.

**Tax Band: D**

**Council: Stratford on Avon District Council**

**Tenure: Freehold**

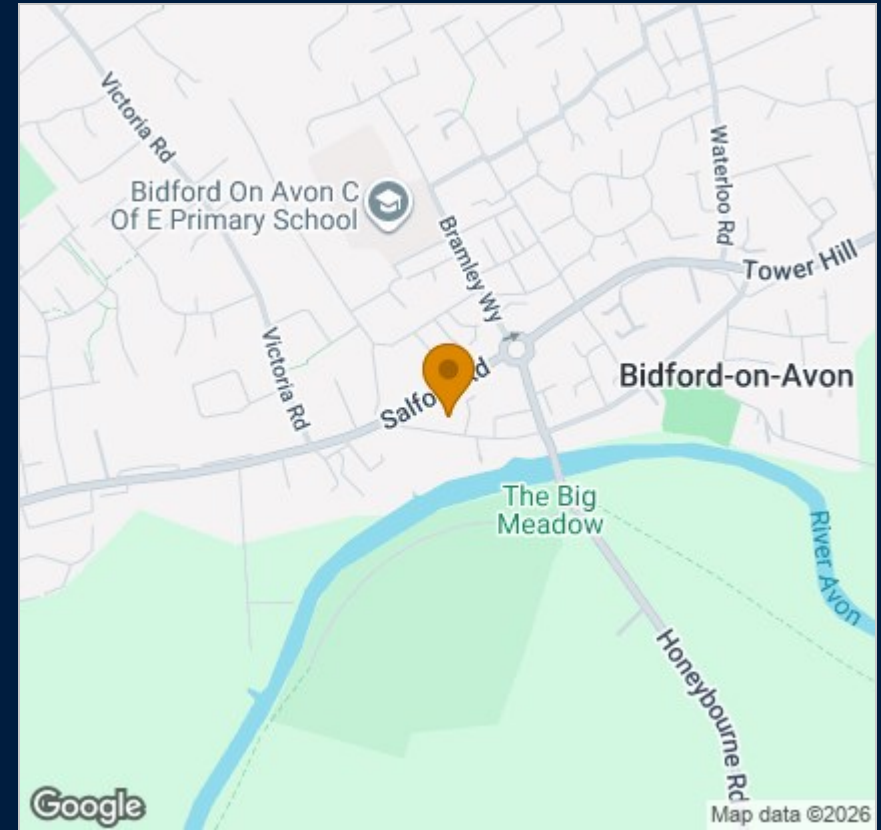
# Floor Plan



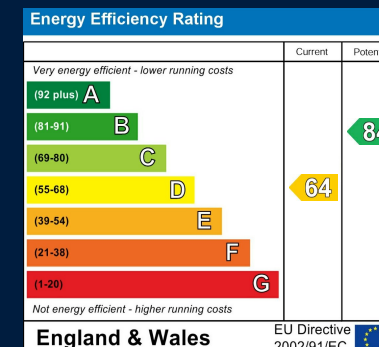
Total floor area 156.1 sq.m. (1,680 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

# Map



# Energy Performance



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Money Laundering Regulations – Identification Checks

In line with the Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

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**