



VAUGHANREYNOLDS
ESTATE AGENTS

1 Arrow Bank, Marriage Hill
Bidford-On-Avon, Alcester, B50 4PW



Property Description

Located within a private gated development of just three detached homes. Arrow Bank is perfectly positioned to take advantage of the countless local amenities and attractions at hand within Bidford on Avon and surrounding areas. Completed in 2024 and constructed by a reputable local independent developer, this attractive home has been finished to an exceptional standard and is being offered with a 10 year insurance backed warranty.

Entering the development via a remotely operated gate, you are greeted by a pleasant courtyard, landscaped to afford ample circulation space and access to the private parking areas for each of the properties. No. 1 Arrow Bank boasts a prime setting with open aspect to side and rear and enjoys a spacious, well-designed layout which in brief comprises; An inviting hall with stairs rising to the upper floor, Karndean flooring throughout and solid oak doors off.

The sitting room is dual aspect, has a feature fireplace with flagstone hearth and bifold doors to rear, providing access and views of the garden.

There is an impressive part vaulted dining family kitchen which is well equipped with a bank of fitted storage, contrasting quartz worksurfaces over and a range of branded integrated appliances to include a double oven, induction hob, extractor, fridge, freezer, dishwasher and washing machine.

There is ample space for both dining and relaxed seating and a further bank of bi-fold doors are set to side, also enjoying pleasant views. There is also a separate study / home office which can be accessed via the kitchen.

To the first floor, a generous landing provides access to each of the four good size bedrooms and a beautifully appointed family bathroom. Bedroom one has a dressing area and ensuite shower room and bedroom two has an equally well appointed ensuite.

Externally, the property occupies a generous plot, with a landscaped garden to side and rear, laid mainly to lawn with a generous flagstone patio linking the living spaces and providing a great space to enjoy alfresco dining whilst soaking up the westerly views towards the adjoining countryside and beyond. There is parking for two cars to the front, flanked by lawned fore gardens, a single garage and a secure gate leads to the side, affording access to the rear.

Specification

Kitchen & Utility

Kitchen by Symphony with bespoke quartz worktops
Branded AEG Appliances, Induction Hob with angled canopy extractor, double oven and integrated dishwasher, fridge/freezer and washer/dryer







Family Bathroom and Ensuites

Contemporary premium Roca sanitaryware
Shaver/Power Point
Ceramic wall tiling
Karndean to floors
Hansgrohe brassware for taps and showers
Multi rail chrome towel rail on separate system with thermostatic valve

Internal Finishes

Secured by Design composite front door
Underfloor heating with multizone control of ground floor.
Thermostatically controlled radiators to first floor.
Karndean to all ground floors except the lounge
High quality UPVC double glazed flush windows and doors

Media and Communications

Internet installed by BT
Telephone and Data sockets

Electrical and Lighting

Contemporary style brushed nickel plate sockets to ground floor and circulation areas
LED downlights to all areas except bedrooms
External feature lighting with PIR and override

Internal Joinery

Oak veneered doors with satin chrome ironmongery
Softwood painted skirting and architraves

Heating and Hot Water

A+++ Rated air source heat pump, serving heating and hot water.

Location

Bidford-on-Avon is situated midway between Stratford-upon-Avon and Evesham. It has amenities for everyday requirements including shops, church, inns, and garage and is well located for easy reach to many surrounding centres and the Vale of Evesham. Stratford-upon-Avon and Evesham offer excellent shopping facilities and there is a regular intercity train service from nearby Honeybourne to London. The surrounding area provides a wide range of recreational opportunities, pleasant walks, riding, fishing and boating on the River Avon and racing at Stratford-upon-Avon, Warwick and Cheltenham.



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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

There will be an annual estate charge payable for the upkeep and maintenance of the courtyard and electric gate. Price to be confirmed.

N.B. There is an emergency vehicular right of way to the adjoining field.

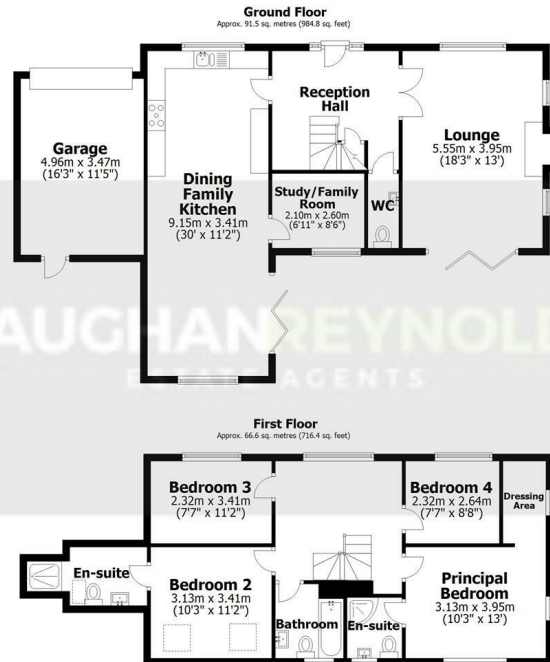
Services: Mains water, electric and drainage. Air source heat pumps services hot water and heating. Under floor heating to the ground floor. Local Authority: Stratford, Council Tax Band New Build

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. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in their employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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Total area: approx. 158.0 sq. metres (1701.2 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using Planit.

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	