



VAUGHANREYNOLDS
ESTATE AGENTS

The Old Coach House, Victoria Road
Bidford-On-Avon, Alcester, B50 4AS



The Property

Located in Bidford on Avon, a thriving riverside village betwixt Stratford upon Avon, The Cotswolds and the Worcestershire borders, this attractive home was a former coach house, now presented to afford a versatile layout of modern accommodation, finished to an exceptional standard. Set back from the road at the end of a private drive, this period home is surrounded by mature gardens and requires internal viewing to be fully appreciated.

Entering, you are greeted by a generous breakfast kitchen, fitted with a range of hand painted units and contrasting solid wood worksurfaces over with a central island and breakfast bar and feature Rayburn stove. Herringbone laid flooring continues throughout and into the main living area. There is a guest WC and double doors lead through to a generous conservatory which is a versatile room serving many purposes, but ideal as a more formal dining room.

The through lounge diner is another great space, is filled with natural light through dual aspect windows and doors and provides the perfect sanctuary in the winter months, as the seating area is centred around a large wood burner with oak mantle over. An impressive staircase then rises to the upper floor.

To the first floor, a central landing with airing cupboard, provides access to a stylish bathroom, complete with a free standing bath, separate shower and complimentary tiling throughout. There are two generous double bedrooms, both enjoy feature vaulted ceilings and fitted wardrobe space, one an equally well appointed en-suite shower room.







Externally, the property sits well within its mature plot, with a pleasant enclosed garden to rear, laid mainly to lawn with a generous paved patio, well stocked herbaceous borders and various mature specimen trees providing a leafy and secluded backdrop. There is a further side garden with a number of fruit trees and a paved pathway leading to a substantial brick built garden stores, with a secure electrically operated shutter door to front, light and power.

To the other side, there is an enclosed gated area, which provides a secure overflow to the main drive, which can accommodate a number of vehicles comfortably.

The 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.

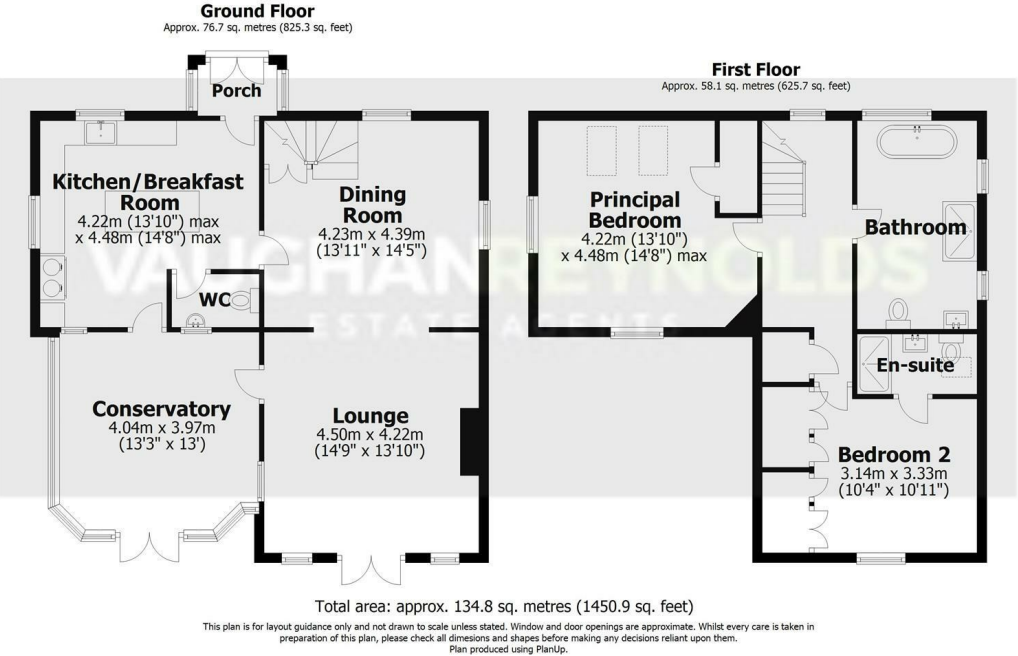
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford Upon Avon, Council Tax Band E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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