



VAUGHANREYNOLDS
ESTATE AGENTS

Priory Cottage, Station Road
Salford Priors, Evesham, WR11 8UX



The Property

Nestled in the heart of the desirable village of Salford Priors, Priory Cottage is a beautifully presented Grade II listed Norfolk Reed thatched home, thoughtfully extended and finished to an exceptional standard. The property seamlessly blends period charm with high-quality contemporary touches, offering versatile and deceptively spacious accommodation throughout.

Sympathetically improved by the current owners, the cottage features bespoke oak-framed double-glazed windows and a wealth of original character including exposed beams and a stunning inglenook fireplace with a log-burning stove, set within the generous sitting room. Light fills the space from four windows, and an opening leads to a separate, welcoming living room with patio doors opening onto the garden.

The bespoke kitchen/breakfast room is fitted with an extensive range of light cabinetry, Quartz worktops, a Belfast sink, and a Rangemaster-style cooker with a gas hob and extractor. There's also ample space for dining. A large adjoining utility room offers further storage with hand-built units.

Upstairs, a spacious landing leads to three generous double bedrooms, including a dual-aspect principal bedroom overlooking the gardens. The family bathroom is both stylish and functional, featuring a corner bath and a separate shower.







Outside, Priory Cottage enjoys a truly stunning southerly-facing garden, beautifully landscaped to create a tranquil and picturesque setting. The garden is a standout feature of the property, offering a perfect balance of colour, structure, and seasonal interest. Mature flowering shrubs, established trees, and a rich variety of perennial plants provide year-round texture and visual appeal, while thoughtful planting schemes offer a sense of discovery and intrigue as you move through the space.

Sweeping lawns are framed by well-stocked borders, and a variety of secluded spots invite quiet moments of relaxation or al fresco dining. The garden gently opens out onto open fields beyond, creating an expansive feel with lovely views across unspoilt countryside—enhancing the sense of peace and privacy.

This truly exceptional outdoor space complements the charm and elegance of the cottage itself, offering a private haven that is both practical and enchanting for keen gardeners and nature lovers alike.

The Location

Salford Priors is a delightful small village, lying to the west of Bidford on Avon, south of Alcester and north of Evesham. Salford Priors contains local amenities including a junior school, local shop and a Parish church, and it is surrounded by delightful countryside close to the Warwickshire, Worcestershire borders. Stratford upon Avon, approached by the Alcester by-pass, is some fifteen minutes drive and offers excellent shopping, sporting and recreational facilities.





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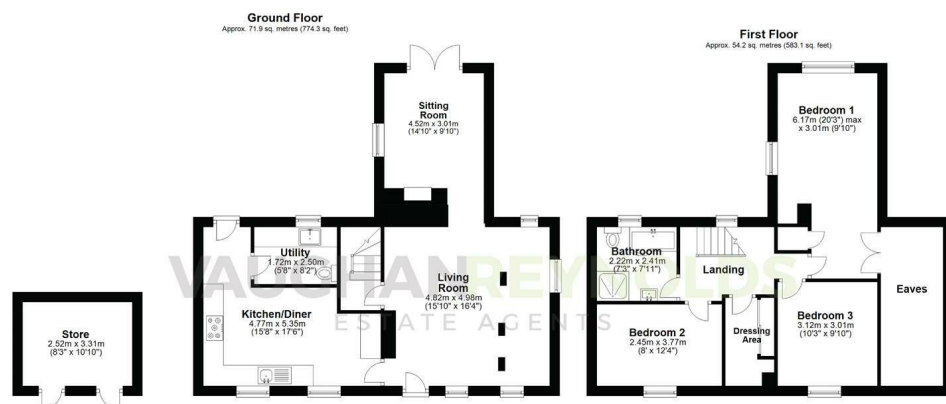
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0.20 acre(s)



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, Council Tax Band B

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