



**VAUGHANREYNOLDS**  
ESTATE AGENTS

61 Tower Hill  
Bidford-On-Avon, Alcester, B50 4DZ





## The Property

Full of character and ideally located close to the heart of Bidford-on-Avon, this delightful end-terrace period cottage offers the perfect opportunity for a first-time buyer, downsizer, or investor. Built from attractive brick and blue lias stone, the property combines historic charm with practical modern living.

Step inside to a cosy sitting room, featuring an inglenook fireplace with inset stove, exposed brickwork, and character beams — a truly inviting space to relax. The generous dining kitchen offers plenty of storage, room for a dining table, and further period features, with doors leading directly to the rear garden. A shower Room with walk in shower, WC, and wash basin completes the ground floor.

Upstairs, the spacious double bedroom continues the cottage's character with exposed beams and a welcoming feel.

Externally, the property boasts a surprisingly large garden, with paved seating, lawn, and mature planted borders — ideal for entertaining or enjoying a quiet moment outdoors. A rear gate leads to a parking area with space for two vehicles, accessed via The Leys.





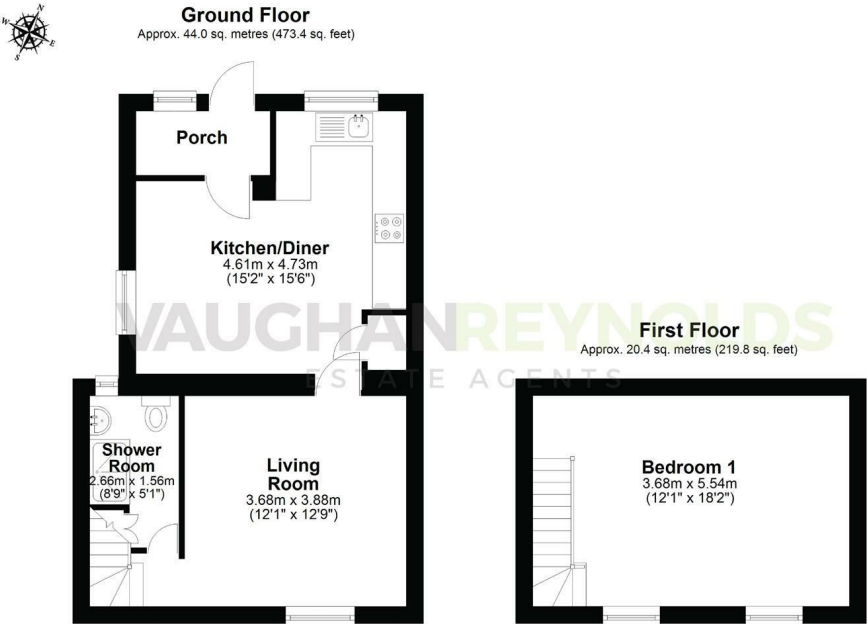


## The Location

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.

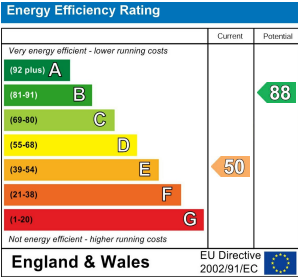


GENERAL INFORMATION



Total area: approx. 64.4 sq. metres (693.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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 District Council, Council Tax Band B

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