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ESTATE AGENTS

The Gables, Station Road
Salford Priors, Evesham, WR11 8UX



The Property

Tucked away in the very heart of the village and surrounded by open countryside, The Gables is a home of rare character and warmth — a beautifully converted former parish meeting room that has evolved over time into a substantial and versatile detached family residence.

Set centrally within a generous mature plot of approximately one third of an acre, the property enjoys a wonderfully private setting, framed by established gardens and bordered by a mixed native hedge, with the village church rising gently beyond. Despite its semi rural position, The Gables offers easy access to the nearby centres of Bidford-on-Avon, Alcester, Evesham and Stratford-upon-Avon, making it ideally placed for both rural living and convenient connectivity.

Thoughtfully extended and sympathetically enhanced, The Gables retains elements of its period charm while offering a modern, turnkey interior designed for modern family life.

A welcoming central lobby and hallway provide an inviting introduction to the home, with doors radiating to the principal reception spaces. The main lounge is a warm and inviting retreat, centred around a feature fireplace with gas log effect burner — perfect for cosy evenings. A separate dining room offers a refined setting for entertaining and family gatherings alike.

At the heart of the home lies the impressive breakfast kitchen — a light-filled space with dual aspect windows drawing in natural light and framing garden views. The handmade kitchen is beautifully appointed and arranged around a traditional Rayburn, creating both a focal point and a true country kitchen atmosphere.







Practicality is equally well considered, with a generous utility and boot room, complete with WC and wet room — ideal for busy family life or muddy countryside walks. Beyond lies a third reception room, a flexible space perfectly suited as a home office, playroom, snug or hobby room.

Upstairs, a central landing leads to four pleasant bedrooms, each enjoying charming views across the surrounding countryside. The layout is ideal for family living, complemented by two well-appointed bathrooms.

The grounds at The Gables are a true highlight. An expansive lawn is interspersed with well-stocked borders and established planting, creating colour and texture throughout the seasons. A paved terrace and breeze hut provides the perfect setting for al fresco dining and summer entertaining, while a screened vegetable garden offers space for enthusiastic home growers. The plot extends to approximately 0.3 acres in total — a rare and enviable size within such a central village setting.

A detached garage with power and lighting sits to one side, alongside gated parking for multiple vehicles.

Positioned in the heart of Salford Priors, The Gables combines the charm of village life with the beauty of open countryside on the doorstep. With excellent access to nearby market towns and Stratford-upon-Avon, the location balances tranquillity with everyday convenience.

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 bypass, is some fifteen minutes drive and offers excellent shopping, sporting and recreational facilities.





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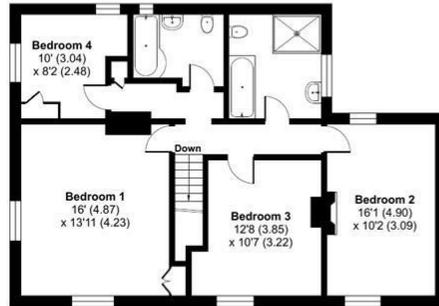
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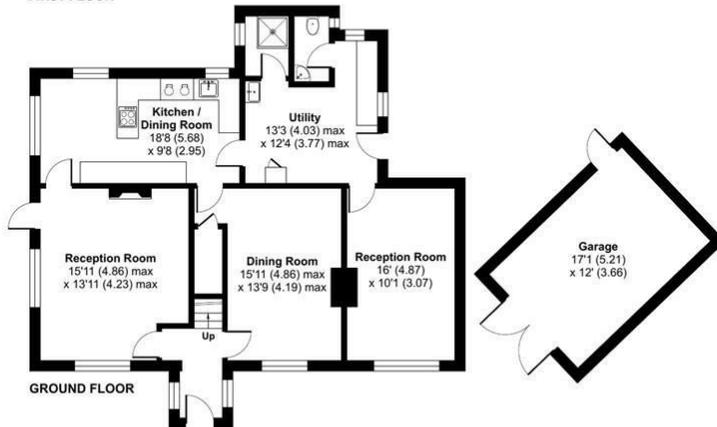
0.30 acre(s)

Station Road, Evesham, WR11

Approximate Area = 1922 sq ft / 178.6 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 2127 sq ft / 197.6 sq m
 For identification only - Not to scale

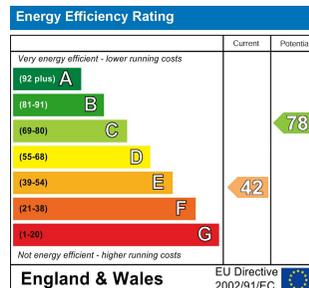


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Vaughan Reynolds. REF: 1419799



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 D

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VAUGHANREYNOLDS
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10 Union Street, Stratford upon Avon CV37 6QT
 T: 01789 292659 E: info@vaughanreynolds.co.uk vaughanreynolds.co.uk