



VAUGHANREYNOLDS
ESTATE AGENTS

West Winds, 8 The Bank
Bidford-On-Avon, B50 4NL



The Property

An opportunity to purchase a well-established detached bungalow, located in a remarkably secluded area in the centre of Bidford on Avon village. Nestled on approximately 0.17 acres, this property and its land provide significant potential to develop a beautiful and unique residence, either by utilizing the existing structure or through expansion (subject to the necessary approvals).

A rare opportunity to possibly extend, redevelop, or modernize a detached bungalow nestled in spacious grounds, complete with a sizable brick-built outbuilding that has great conversion potential (subject to the necessary approvals). It's just a short walk from the Riverside High Street and features a reception hallway, a large open-plan kitchen/diner/lounge with a central fireplace, a side porch, two double bedrooms, a wet room, and two spacious loft areas.

The property is accessed via a gated entrance and there is a large area for parking and turning. There is a courtyard garden to the rear of the property and a small lawned area to the side of the property. No onward chain.

We understand that there is a deed that grants right of way access over the private road called The Bank, ensuring you can reach the property.





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

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. NB. Some of our images may have been enhanced using AI.

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

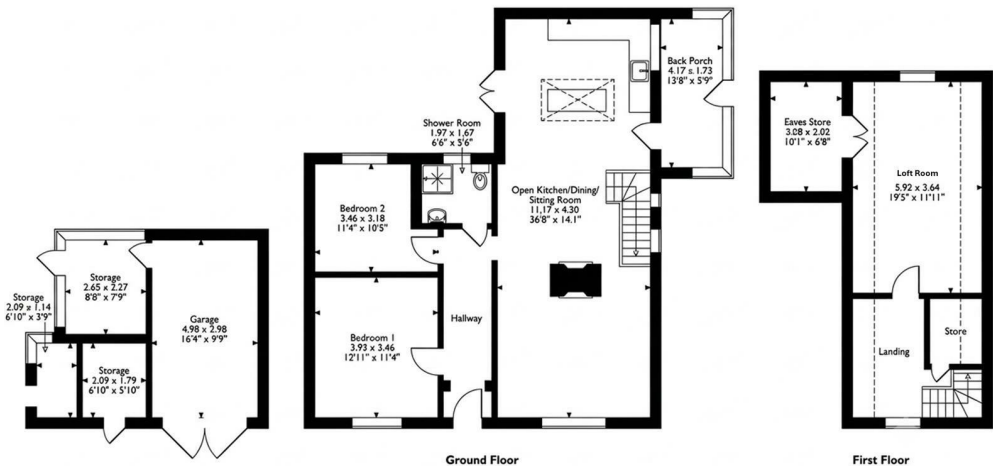
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The Bank, Bidford-on-Avon, Alcester, Warwickshire
Approximate Gross Internal Area
Main House = 1356 SQFT/126 SQM
Garage/Storage = 312 SQFT/29 SQM
Total = 1668 SQFT/155 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

