



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Arrow Bank, Marriage Hill  
Bidford-On-Avon, Alcester, B50 4PW





## The Property

A select gated development of three new bespoke homes, nestled within a quiet backwater setting with open rural views to rear. These individually designed homes boast a wealth of space and will be finished to an exceptional standard throughout. The flow of accommodation has been designed to appeal to a mixed demographic of buyer, with great emphasis being given to creating larger living spaces, principally orientated towards the westerly rural aspect to rear. Two of the properties offer four bedrooms and there is a single three bedroom home, all centred around a delightfully landscaped courtyard setting, which enjoy a sense of space and openness.

Entering the development via a private drive, you proceed through remotely operated electric gates, into a pleasant courtyard setting. Each of the properties have a clearly defined boundaries. There is ample parking and oak framed canopied entrances to each property.

## Specification

Subject to Change

## Kitchen & Utility

Kitchen by Symphony with bespoke quartz worktops  
Branded AEG Appliances, Induction Hob with angled canopy extractor, double oven and integrated dishwasher, fridge/freezer and washer/dryer

## Family Bathroom and Ensuites

Contemporary premium Roca sanitaryware  
Shaver/Power Point  
Ceramic wall tiling  
Karndean to floors  
Hansgrohe brassware for taps and showers  
Multi rail chrome towel rail on separate system with thermostatic valve











### Internal Finishes

Secured by Design composite front door  
Underfloor heating with multizone control of ground floor. Thermostatically controlled radiators to first floor.

Karndean to all ground floors except the lounge  
High quality UPVC double glazed flush windows and doors

### Media and Communications

Internet installed by BT  
Telephone and Data sockets

### Electrical and Lighting

Contemporary style brushed nickel plate sockets to ground floor and circulation areas  
LED downlights to all areas except bedrooms  
External feature lighting with PIR and override

### Internal Joinery

Oak veneered doors with satin chrome ironmongery  
Softwood painted skirting and architraves

### Heating & Hot Water

A+++ Rated air source heat pump, serving heating and hot water.

Externally, the properties sit comfortably within their plot, boasting enclosed landscaped gardens to rear and side, laid to lawn with expansive terrace patios, encouraging use for alfresco dining whilst soaking up the open rural views through post and rail fencing to boundary.

### 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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3 & 4



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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.

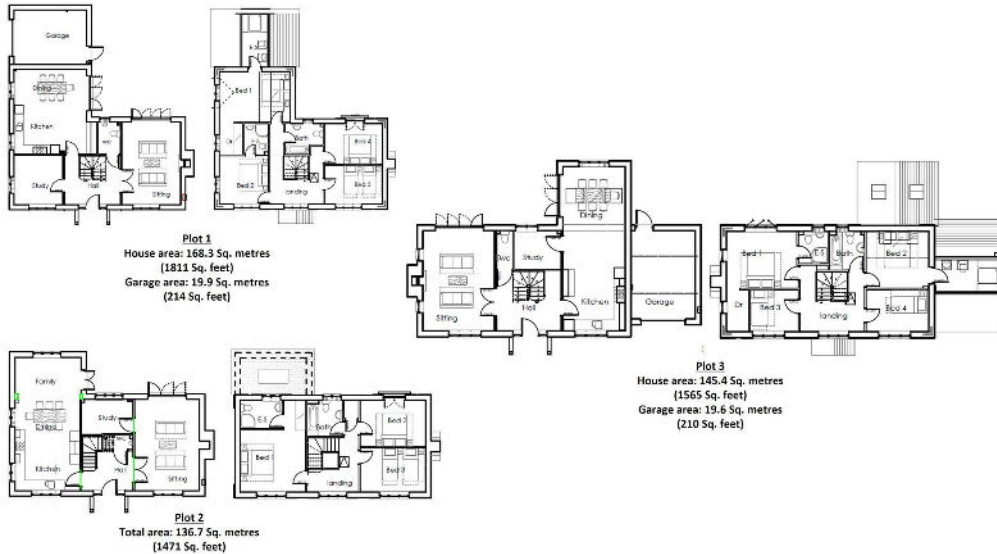
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

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

Local Authority: Stratford, Council Tax Band New Build

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