



# FOR STARTERS



OFFERS OVER  
£450,000

## MAIN COURSE

Nestled in a peaceful cul-de-sac in the charming village of Bidford-on-Avon, this beautifully presented four-bedroom detached home offers generous living space, a stunning south-facing garden, and the potential to extend (STPP).

As you step inside, a good-sized porch leads into a spacious and welcoming entrance hall. To the left, the front-to-back living room is bathed in natural light, thanks to two large windows and double doors onto the garden. The room easily accommodates plenty of furniture, creating a perfect space to relax, while a feature fireplace adds warmth and character.

To the right of the hall, a versatile dining room, currently used as a home office, provides flexibility to suit your lifestyle. At the back of the property, an immaculately presented open-plan kitchen/dining room is a true highlight. Designed for modern family living, the space boasts ample natural light from multiple windows and a door leading directly to the garden. The kitchen is well-appointed, offering high-quality finishes and plenty of storage. Adjacent to the kitchen, a utility room provides additional convenience, along with a downstairs WC.

The first floor is accessed via a spacious landing with a split staircase leading to four well-proportioned bedrooms. The master bedroom is particularly impressive in size and benefits from a large ensuite bathroom. Two further double bedrooms offer generous space, while the fourth bedroom is ideal as a comfortable single bedroom or



nursery. A stylish family shower room services the three additional bedrooms.

Outside, the beautifully landscaped rear garden is a true retreat. Featuring a mixture of patio and lawn, it provides multiple seating and dining areas—ideal for entertaining or simply enjoying the peaceful surroundings. The private, south-facing orientation ensures plenty of sunlight throughout the day. To the side of the property, a large additional space offers exciting potential for further extension (subject to planning permission) or the possibility of adding a garage or carport.

This exceptional home is situated in a highly sought-after location, offering a tranquil village setting while remaining well-connected to local amenities, schools, and transport links. Don't miss the opportunity to view this fantastic property—contact us today to arrange a viewing!

# KEY INGREDIENTS

-  Tenure  
Freehold
-  Council Tax  
Band - D
-  EPC  
Band - D
-  South Facing Rear  
Garden
-  Mains Gas, Electric,  
Water & Drainage
-  Heating System  
Gas Central Heating

  
Bidford Primary School

**WHY NOT TAKE  
A LOOK INSIDE?  
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This floor plan is provided as a guide to room layout only. It is not to scale and should not be relied upon as a statement of fact.

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