





# FOR STARTERS



GUIDE PRICE  
£575,000

## MAIN COURSE

A beautifully presented Four Bedroom Detached period home, offering a unique blend of charm, character, and modern living, nestled in the heart of the sought-after village of Wixford.

Dating back over 200 years, this deceptively spacious cottage retains a wealth of original features, including exposed beams and the one of the last original wells in the village, while seamlessly incorporating contemporary comforts and stylish finishes. The result is a highly flexible and inviting home, perfect for family living.

The ground floor accommodation comprises of a central hallway, a welcoming sitting room with a striking inglenook fireplace and multi fuel stove, flowing effortlessly into a second bay-fronted reception room with solid oak flooring and an additional log burning stove. The generous kitchen/breakfast room offers underfloor heating and integrated appliances including an oven, hob, extractor hood, dishwasher and fridge. French doors lead out into the private South facing rear garden. A separate utility room, downstairs cloakroom and an integral garage with power further enhance the practicality of this delightful home. With a separate access to the front and rear, this handy utility and garage could easily be converted in a self contained annexe for adult children or elderly relatives.

Upstairs, the dual-aspect master suite is accessed via a private staircase and features a walk-in wardrobe, an en-suite shower room, and double doors opening to a Juliette balcony overlooking the landscaped garden and open fields beyond. A second staircase from the hallway leads to three further well-proportioned bedrooms, one with an additional en-suite, which could be used as a main bedroom. All benefit from built-in wardrobes or eaves storage. The layout out of the bedrooms offers excellent flexibility depending on your lifestyle needs. A stylish family bathroom with bath and overhead





rainfall shower completes the upper floor.

The south-facing rear garden is a true highlight – thoughtfully landscaped with a raised lawn, decking and patio areas, integrated lighting, and well-stocked borders. Being completely private and backing onto open fields, the garden is the perfect place to relax and unwind.

Wixford is a picturesque South Warwickshire village, designated as an Area of Outstanding Natural Beauty. Surrounded by open countryside and set along the River Arrow, it offers a tranquil yet connected lifestyle. The village features two traditional inns and the historic 12th-century St Milburga's Church. Excellent amenities are available in nearby Alcester and Bidford-on-Avon, while the cultural and historic attractions of Stratford-upon-Avon are just eight miles away. Mainline rail services to London from Honeybourne Station (approx. 15 minutes' drive), make this an ideal base for both leisure and commuting.

Viewing highly recommended to fully appreciate the quality and charm of this exceptional home.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - F



South Facing



Mains Services  
Electric, Water,  
Mains Drainage



Heating System  
LPG Gas



Dunnington Primary  
School

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TOTAL FLOOR AREA 153.96 sq m / 1657 sq ft

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.

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