KING
HOMES









35 High Street
Bidford-On-Avon, B50 4BQ

Offers over £330,000

** Riverside Location With Stunning Views ** Private Mooring ** Two Double Bedrooms, Both With En-Suites ** First Floor Living With Balcony Overlooking The River Avon ** Garage & Off-Road Parking ** Occupying an enviable position on High Street in the heart of Bidford-on-Avon, this unique two double bedroom home enjoys breathtaking views across the River Avon and surrounding countryside from its elevated first-floor living accommodation. Offering a private mooring, two en-suite bedrooms, a spacious lounge/dining room opening onto a balcony, a private rear garden, detached garage and off-road parking, this is a rare opportunity to acquire a home in one of the village's most desirable riverside locations.

Situated on High Street in the heart of the ever-popular village of Bidford-on-Avon, this deceptively spacious home combines character, practicality and an exceptional riverside setting to create a truly unique property. Enjoying stunning views across the River Avon and open countryside beyond, the property offers a lifestyle that is rarely available, with the added benefit of a private mooring, detached garage and off-road parking.

The accommodation begins with a welcoming entrance hall, where stairs rise to the first floor and an attractive exposed timber beam immediately adds character. To the front of the property is a generous double bedroom, complete with its own en-suite shower room, making it an ideal guest bedroom or a comfortable space for family members.

Situated to the rear is the impressive principal bedroom, offering excellent proportions and a pleasant outlook over the garden. A particularly unusual feature is the benefit of two en-suite facilities, with a spacious bathroom incorporating both a panelled bath and separate shower enclosure, alongside an additional en-suite shower room, providing exceptional convenience and flexibility.

Stairs rise to the first floor where a bright landing, enhanced by further exposed timber beams, leads into the main living accommodation.

Undoubtedly the centrepiece of the home is the impressive open-plan lounge and dining room. Spanning the full depth of the property, this beautifully proportioned space has been thoughtfully positioned on the first floor to make the very most of the spectacular outlook. Large sliding doors open directly onto a generous balcony, where uninterrupted views stretch across the River Avon and the surrounding countryside. Whether enjoying a quiet morning coffee, entertaining friends or simply unwinding at the end of the day, the balcony provides an idyllic place to sit and appreciate this enviable riverside setting. The lounge also benefits from a feature fireplace, while the dining area comfortably accommodates a family dining table, making it a superb space for both everyday living and entertaining.

Double doors lead through to the fitted kitchen, offering a comprehensive range of wall and base units, generous worktop space, an integrated oven with gas hob, space for additional appliances and further character provided by exposed timber beams.

Outside, the property continues to impress with an enclosed, low-maintenance rear garden, thoughtfully arranged with paved seating areas and established planting to create a private space for relaxing or entertaining.
To the rear of the property is a detached garage with off-road parking in front, a particularly valuable feature in such a desirable village centre location. Beyond the garage, the property's private mooring offers a wonderful opportunity to enjoy life on the River Avon, whether for boating, paddleboarding or simply making the most of this exceptional waterside setting.

Bidford-on-Avon is one of South Warwickshire's most sought-after villages, offering an excellent range of local amenities including independent shops, cafés, pubs, schooling and everyday conveniences, all within walking distance. Surrounded by beautiful countryside and with Stratford-upon-Avon, Alcester and Evesham all within easy reach, the village offers the perfect balance of rural charm and modern convenience.

Combining flexible accommodation, outstanding views, generous outside space and an unrivalled riverside position, 35 High Street presents a rare opportunity to acquire a home that offers not only exceptional accommodation, but an enviable lifestyle.

Viewing is highly recommended to fully appreciate everything this unique riverside home has to offer.

Hall

Bedroom 1
17'3" x 12'5" (5.28m x 3.79m)

En-suite Bathroom
5'5" x 8'1" (1.67m x 2.47m)

Bedroom 2
16'9" x 9'0" (5.11m x 2.76m)

En-suite Shower Room
5'5" x 4'0" (1.67m x 1.22m)

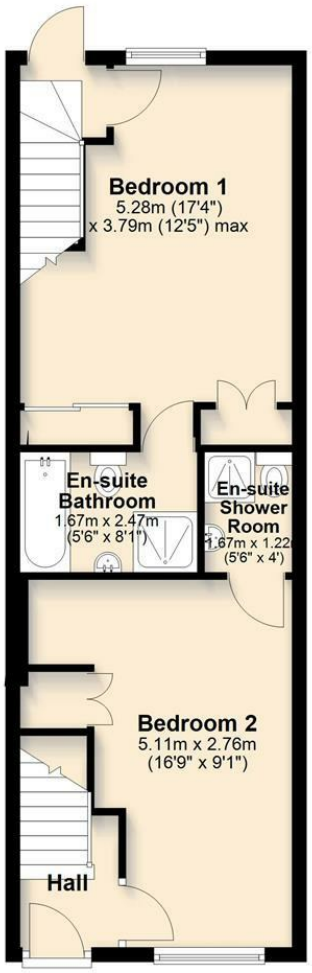
Landing

Lounge/Dining Room
23'1" x 12'5" (7.05m x 3.79m)

Kitchen
8'10" x 12'5" (2.70m x 3.79m)

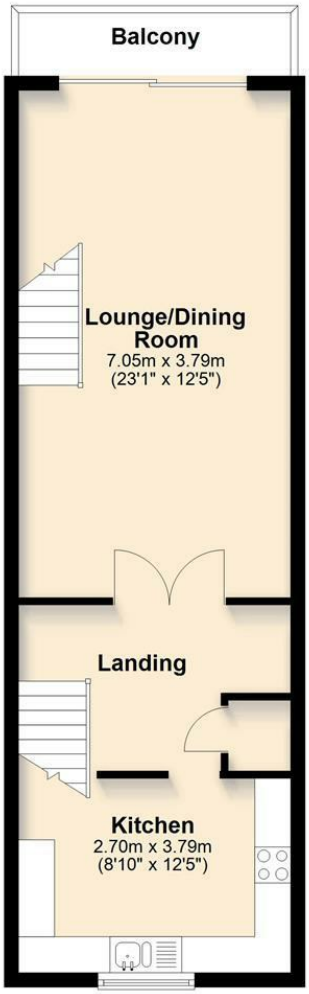
Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 92.8 sq. metres (999.4 sq. feet)



