



Spearhead Road, Bidford-On-Avon, B50 4GT

Guide price £525,000



**** Five Bedroom Detached Family Home ** Stunning Open-Plan Kitchen, Dining & Family Room ** Two En-Suite Shower Rooms ** Full-Width Bi-Fold Doors ** Separate Living Room ** Home Office / Study ** Detached Garage & Driveway Parking ** Landscaped Rear Garden **** Occupying an attractive position on the sought-after Spearhead Road in the popular village of Bidford-on-Avon, this exceptional detached family home combines stylish contemporary interiors with thoughtfully designed accommodation. At the heart of the property is a stunning open-plan kitchen, dining and family room with full-width bi-fold doors opening onto a landscaped rear garden, complemented by five bedrooms, two en-suite shower rooms, a detached garage and an impressive balance of space, style and practicality.



Occupying an attractive position on the sought-after Spearhead Road in the popular village of Bidford-on-Avon, this handsome double-fronted detached residence immediately impresses with its attractive façade and well-balanced design. Thoughtfully arranged over two floors, the property combines stylish contemporary interiors with generous accommodation, creating a home that is both elegant and highly practical.

To the front of the property, a generous driveway provides ample off-road parking and leads to the detached garage, while the neatly maintained frontage creates an excellent first impression before stepping inside.

Stepping through the front door, the welcoming entrance hall immediately sets the tone for the accommodation beyond, complete with a useful understairs storage cupboard, guest cloakroom and staircase rising to the first floor.

Positioned to the front of the property, the elegant living room is flooded with natural light thanks to its dual-aspect windows, creating a comfortable yet sophisticated space in which to relax.

Spanning the full width of the rear elevation, the magnificent open-plan kitchen, dining and family room forms the true heart of the home. Beautifully appointed with a comprehensive range of contemporary cabinetry, integrated appliances and generous work surfaces, this exceptional space has been thoughtfully designed around everyday living and entertaining. The dining and seating areas enjoy an abundance of natural light, while full-width bi-fold doors open seamlessly onto the rear terrace, effortlessly extending the living space and creating the perfect environment for hosting family and friends.

Completing the ground floor is a versatile study, currently arranged as a playroom, offering the flexibility to suit a variety of lifestyles, whether as a home office, snug or hobby room.

The first floor has been thoughtfully arranged around a central landing to provide five well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second

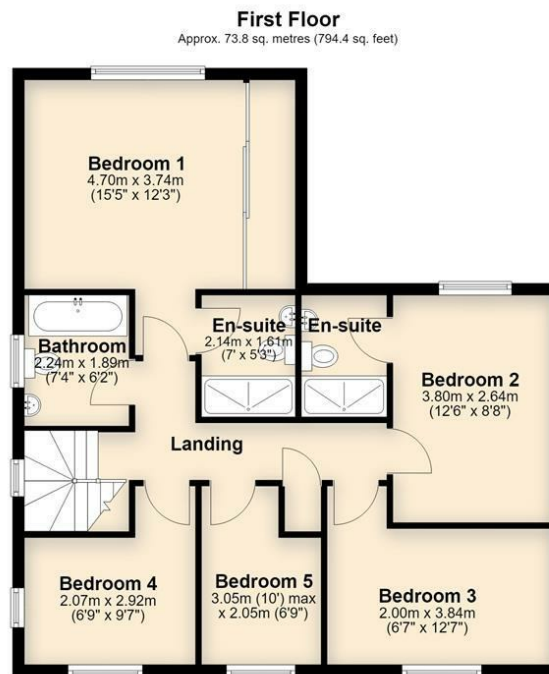
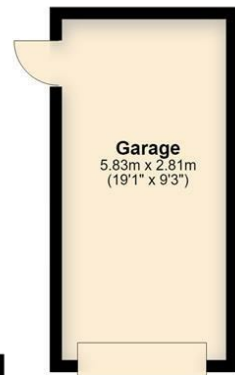
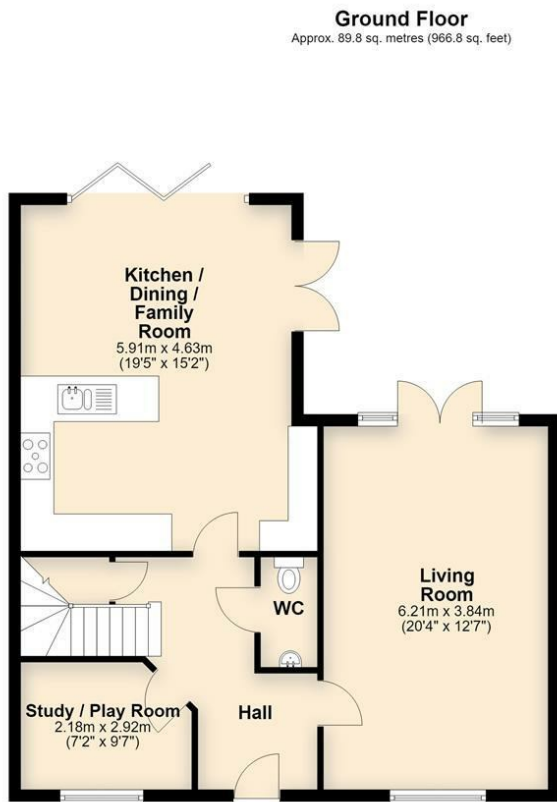
bedroom also enjoys its own stylish en-suite, making it ideal for guests or older children. Three further bedrooms provide excellent flexibility for a growing family and are served by a modern family bathroom fitted with a white suite incorporating a bath with shower over.

Designed with ease of maintenance and outdoor entertaining in mind, the landscaped rear garden provides a wonderful extension of the living accommodation. A generous porcelain terrace offers ample space for al fresco dining, while the central artificial lawn is framed by established planting and mature borders, creating an attractive and private setting to enjoy throughout the seasons. Whether hosting summer gatherings or simply relaxing outdoors, the seamless connection between the garden and the open-plan living space makes this an exceptional area to enjoy year-round.

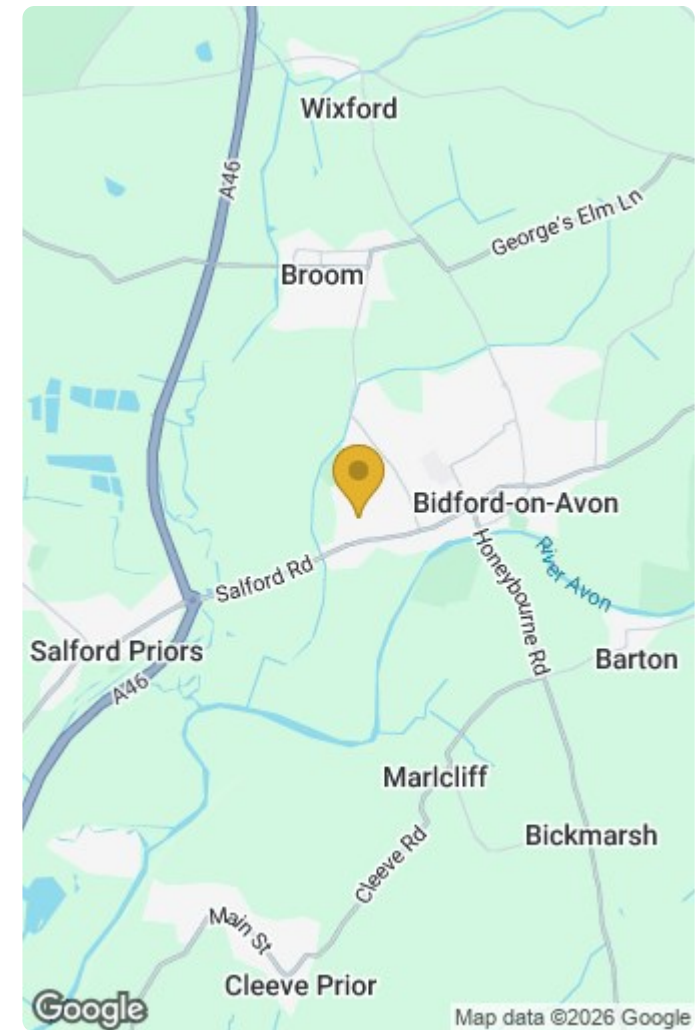
Hall	
Kitchen/Dining/Family Room	
	19'4" x 15'2" (5.91m x 4.63m)
Study / Play Room	
	7'1" x 9'6" (2.18m x 2.92m)
W.C	
Living Room	
	20'4" x 12'7" (6.21m x 3.84m)
Landing	
Bedroom 1	
	15'5" x 12'3" (4.70m x 3.74m)
En-Suite 1	
	7'0" x 5'3" (2.14m x 1.61m)
Bedroom 2	
	12'5" x 8'7" (3.80m x 2.64m)
En-Suite 2	
Bedroom 3	
	6'6" x 12'7" (2.00m x 3.84m)
Bedroom 4	
	6'9" x 9'6" (2.07m x 2.92m)
Bedroom 5	
	10'0" x 6'8" (3.05m x 2.05m)
Bathroom	
	7'4" x 6'2" (2.24m x 1.89m)







Total area: approx. 163.6 sq. metres (1761.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	