



Chestnut Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8FP

Offers over £325,000

  
**KING**  
HOMES

**\*\* Three Bedroom Detached \*\* Modern and Well Presented \*\* Garage \*\* Driveway Parking \*\*** Situated in the sought-after village of Meon Vale, this beautifully presented three-bedroom detached home offers stylish and thoughtfully arranged accommodation. The property features a spacious living room, an impressive kitchen/dining room with French doors opening onto the landscaped rear garden, and a separate utility room. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom. Further benefits include driveway parking for two vehicles, a single garage, an attractive frontage with established greenery, and a private rear garden designed for both relaxing and entertaining.



Situated in the village of Meon Vale, this beautifully presented three-bedroom detached home enjoys an attractive position with a well-maintained frontage featuring established greenery and a pathway leading to the front door. The property also benefits from driveway parking for two vehicles, a side gate providing access to the rear garden, and a single garage.

The welcoming entrance hall provides access to a useful downstairs WC and staircase rising to the first floor. To the front of the property, the generous living room is filled with natural light from the large window, creating a comfortable and inviting space for relaxing and entertaining.

To the rear, the stylish kitchen/dining room forms the heart of the home and has been designed with both practicality and social living in mind. Featuring a range of contemporary fitted units with integrated cooking appliances and ample worktop space, the room easily accommodates a dining table whilst French doors open directly onto the garden, creating an excellent indoor-outdoor flow during the warmer months. A separate utility room provides additional storage and laundry space, keeping the main kitchen area clutter free.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys the benefit of fitted wardrobes and a modern en-suite shower room. Bedroom two is a comfortable double room, whilst bedroom three is another attractive and versatile room overlooking the rear aspect. The family bathroom is finished in a neutral style and fitted with a bath and overhead shower.

Outside, the rear garden has been attractively landscaped with a paved seating area and lawn, bordered by established planting and hedging to create a pleasant degree of privacy. The detached garage and driveway provide useful parking and storage solutions.

LOCATION

Meon Vale Village offers amenities, including the convenience store 'Londis', a sports centre with a gym, a village hall, and a beautiful park with a cafe and also another the local café, 'The Barn', perfect for casual outings. There

is also a Budgens store with fuel station close by and Stratford Garden Centre (3.8miles). The area is ideal for families, boasting a GOOD ofsted rated primary school and numerous lovely countryside walks, including the Greenway and nearby woodlands, or enjoy a beautiful walk along the public walking route up Meon Hill. For your healthcare needs, there is a doctor's surgery, dentist and a post office in the nearby village of Quinton. This location is equidistant between the historic town of Stratford-upon-Avon (5 miles) and the picturesque Cotswold town of Chipping Campden (5 miles) provides an ideal blend of rural charm and modern convenience.

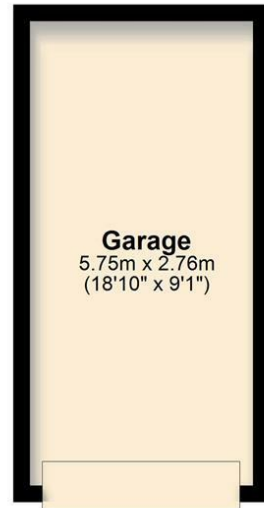
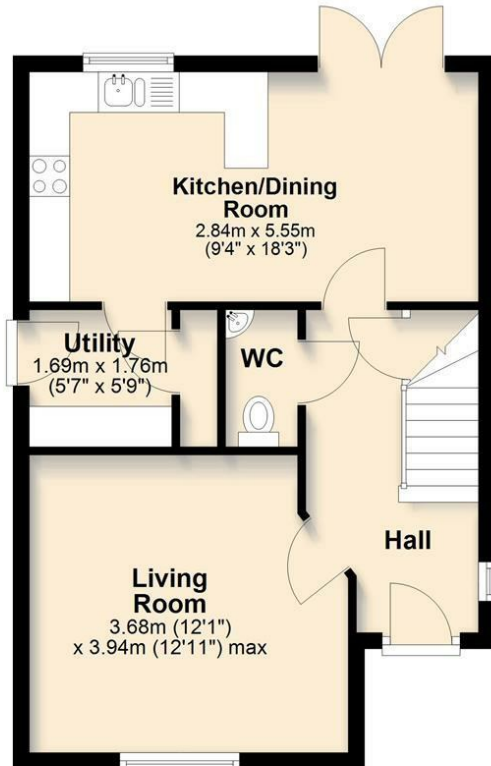
|                     |  |                                |
|---------------------|--|--------------------------------|
| Hall                |  |                                |
| Living Room         |  | 12'0" x 12'11" (3.68m x 3.94m) |
| Kitchen/Dining Room |  | 9'3" x 18'2" (2.84m x 5.55m)   |
| Utility             |  | 5'6" x 5'9" (1.69m x 1.76m)    |
| W.C                 |  |                                |
| Landing             |  |                                |
| Bedroom 1           |  | 10'8" x 11'10" (3.27m x 3.63m) |
| Bedroom 2           |  | 9'5" x 9'6" (2.88m x 2.91m)    |
| Bedroom 3           |  | 9'5" x 8'3" (2.88m x 2.54m)    |
| En-suite            |  | 5'10" x 6'0" (1.78m x 1.83m)   |
| Bathroom            |  | 6'9" x 5'10" (2.06m x 1.78m)   |
| Garage              |  | 18'10" x 9'0" (5.75m x 2.76m)  |





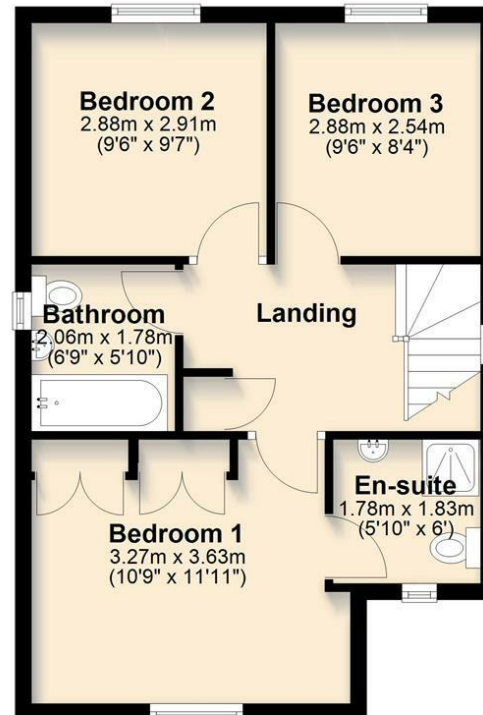
## Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)

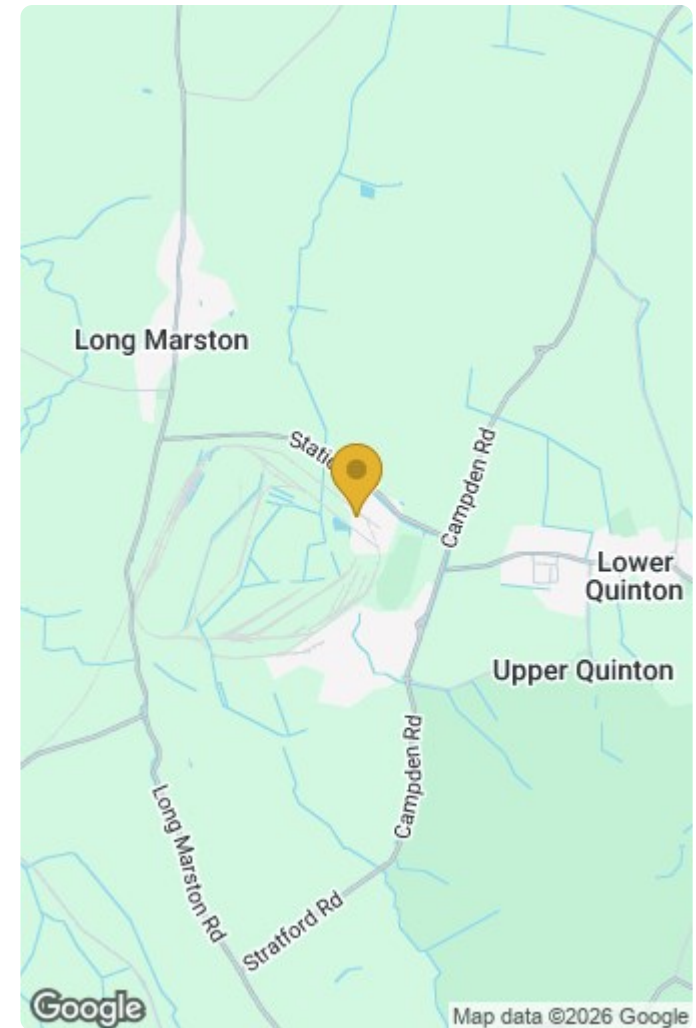


## First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 83                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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