



**15 Millard Drive  
Stratford-Upon-Avon, CV37 8DW**

**Offers over £390,000**

**\*\* NO ONWARD CHAIN \*\* Four Bedroom Detached \*\* Fantastic Open Plan Kitchen / Dining / Family Room & Separate Living Room \*\* Generous Landscaped Rear Garden \*\* Presented to a High Standard \*\* Master Bedroom with En-suite \*\* Driveway Parking and Garage \*\*** A beautifully presented four-bedroom detached, double-fronted home, constructed in 2023 and occupying a desirable corner plot within a sought-after village location. The property offers light-filled, neutral interiors throughout, a stunning L-shaped kitchen / dining / family room, a separate triple-aspect living room, a master bedroom with en-suite, driveway parking for two vehicles side by side leading to a garage, and a generous, enclosed rear garden with an extended patio — an ideal turnkey home for modern family living.

Occupying a detached corner plot within a highly desirable village location, this attractive double-fronted home, constructed in 2023, offers beautifully presented accommodation finished to a high standard throughout and ideal for modern family living.

The property is approached via a grassed foregarden with a pathway leading to the front door, while a side-by-side driveway provides parking for two vehicles and leads directly to the single garage.

Inside, the home immediately impresses with its light, neutral décor and sense of space, creating a calm and welcoming atmosphere throughout. The layout flows effortlessly, balancing open-plan living with well-defined reception areas.

The heart of the home is the thoughtfully designed L-shaped kitchen / dining / family room, finished in soft neutral tones and offering ample cabinetry, generous worktop space and a breakfast bar ideal for everyday use. There is plenty of room for a dining table, with French doors opening from the dining area onto the rear garden, while a comfortable family seating area completes this versatile and sociable space. A separate utility room provides further practicality, keeping household tasks neatly out of sight.

The separate living room is a particularly inviting space, generous in size and benefitting from a triple-aspect design that fills the room with natural light. French doors open directly onto the rear garden, making this a perfect room for both relaxing and entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The accommodation offers flexibility for family life, guests or home working.

Outside, the rear garden is a real highlight, offering a generous plot that is ideal for families and entertaining alike. A large, extended paved patio provides an excellent space for outdoor dining and seating, leading onto a well-maintained grassed lawn. The garden is fully enclosed by fencing and benefits from gated access to the front of the property, adding both convenience and security.

This is a beautifully presented, turn-key home in a sought-after village setting, offering light-filled interiors, excellent outdoor space and a layout perfectly suited to modern living.

## LOCATION

Located at Meon Way Gardens, Long Marston. 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

## Kitchen/Dining/Family Room

24'3" x 16'6" (7.40m x 5.04m)

## Utility

## Living Room

17'2" x 10'2" (5.24m x 3.11m)

## W.C

## Landing

## Bedroom 1

13'2" x 10'4" (4.03m x 3.15m)

## En-suite

5'5" x 5'10" (1.66m x 1.79m)

## Bedroom 2

10'6" x 10'2" (3.22m x 3.11m)

## Bedroom 3

10'8" x 8'4" (3.27m x 2.55m)

## Bedroom 4

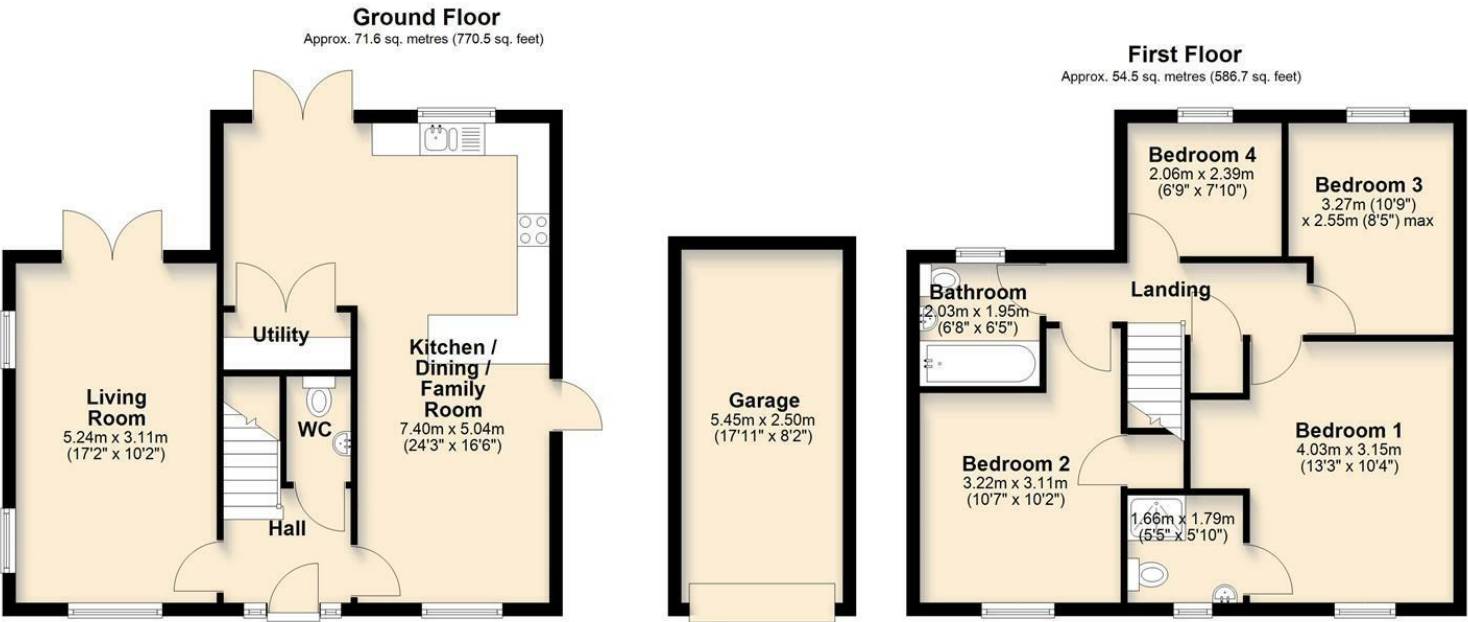
6'9" x 7'10" (2.06m x 2.39m)

## Bathroom

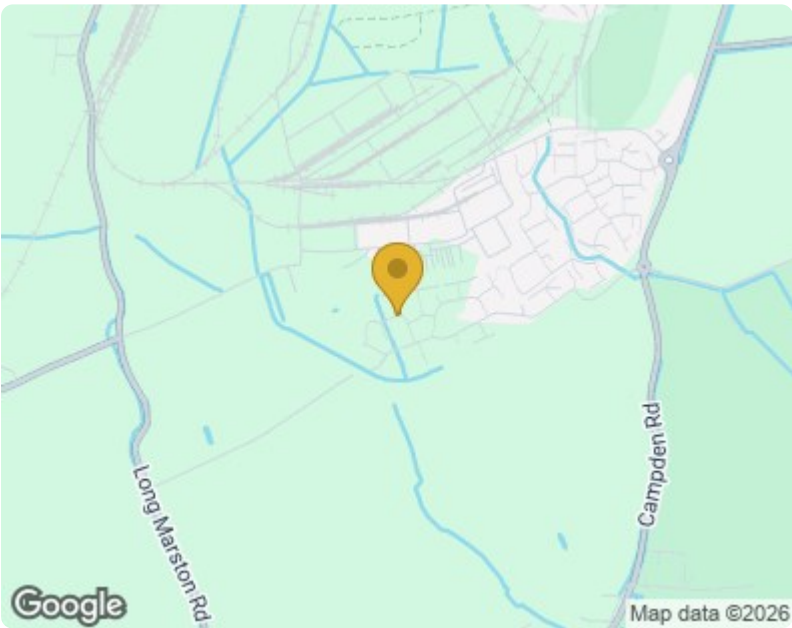
6'7" x 6'4" (2.03m x 1.95m)

## Garage

17'10" x 8'2" (5.45m x 2.50m)



Total area: approx. 126.1 sq. metres (1357.2 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> | (81-91) <b>A</b>                                                |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |