



**14 Sycamore Gardens
Stratford-Upon-Avon, CV37 8FW**

£380,000

**** Four Bedroom Detached ** Two Reception Rooms ** Garage ** Driveway Parking ** Private Rear Garden ** NO ONWARD CHAIN **** A double-fronted four-bedroom detached home positioned featuring a comfortable lounge, along with a flexible second reception room ideal for a snug, study or playroom. The kitchen/dining space runs across the rear of the property with French doors leading out to the garden, and is complemented by a utility room and guest cloakroom. Upstairs, four well-proportioned bedrooms include a main bedroom with en-suite, accompanied by a contemporary family bathroom. Externally, the property benefits from driveway parking, a single garage and a generous rear garden. Conveniently located close to shops, cafés, a good-rated primary school, sports facilities and scenic countryside walks, with both Stratford-upon-Avon and Chipping Campden just 5 miles away.

Situated in the ever-popular Meon Vale village, this double-fronted four-bedroom detached home comes with the benefit of no onward chain and provides spacious accommodation with excellent kerb appeal. The property further enjoys a private driveway, single garage and a well-sized rear garden.

An inviting hallway gives access to the main living areas. To the front, the lounge offers a bright and comfortable space to relax, whilst the second reception room provides superb versatility, making a perfect snug, study or playroom.

The kitchen/dining room extends across the rear of the house, creating a fantastic space for everyday living and entertaining. French doors open to the garden, and a separate utility room and guest cloakroom add further convenience.

Upstairs, a light landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, with the remaining bedrooms served by a stylish family bathroom.

The rear garden provides ample space for outdoor enjoyment and features gated access to the driveway and garage. To the front, the home's double-fronted design enhances its appealing exterior.

Offering four bedrooms, flexible reception rooms and an excellent kitchen/dining space, this detached property is both practical and welcoming. Available with no chain, it is ready for its next owners to move straight in.

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

Kitchen/Diner

9'7" x 20'4" (2.93m x 6.22m)

Utility

6'4" x 5'2" (1.95m x 1.59m)

Living Room

13'3" x 10'9" (4.05m x 3.28m)

Dining Room

9'10" x 10'9" (3.00m x 3.28m)

W.C

Landing

Bedroom 1

11'6" x 11'1" (3.51m x 3.39m)

En-suite

Bedroom 2

11'4" x 6'6" (3.47m x 2.00m)

Bedroom 3

9'10" x 9'1" (3.00m x 2.78m)

Bedroom 4

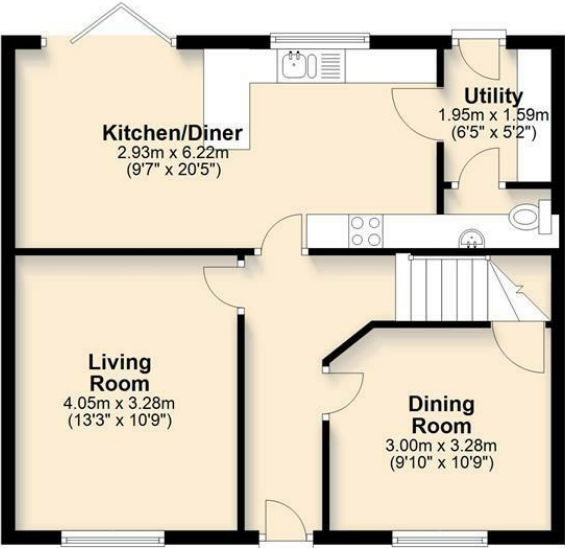
8'2" x 7'8" (2.50m x 2.36m)

Garage

19'1" x 9'1" (5.82m x 2.79m)

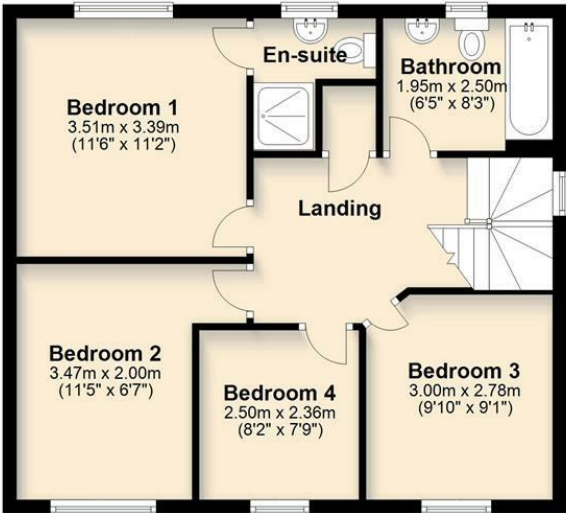
Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)

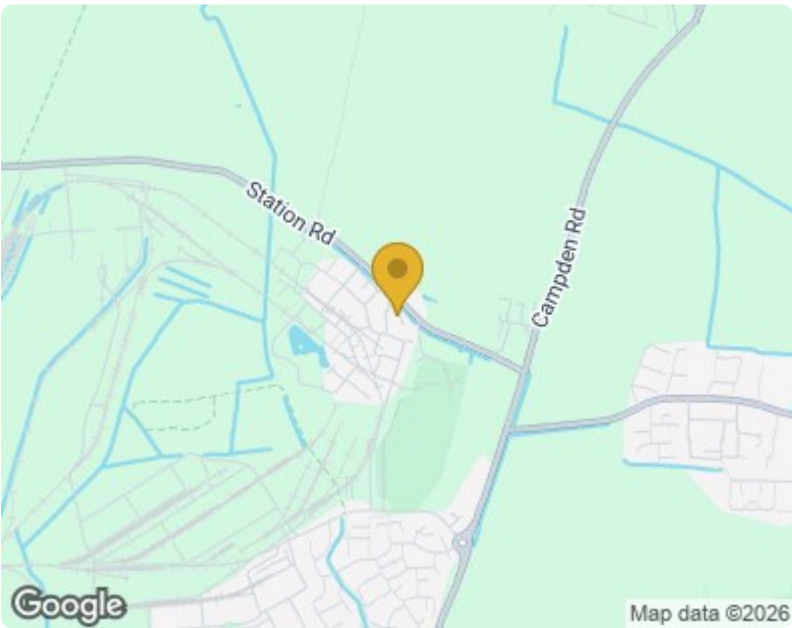


First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



Total area: approx. 128.2 sq. metres (1379.5 sq. feet)



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