

Peter Clarke



3 Birch Close, Meon Vale, Stratford-upon-Avon, CV37 8FS

£420,000



Modern four bedroom detached home located in a quiet close of only 4 houses with views to the front over the lake. Sitting room, study, cloakroom, large kitchen/diner and utility. Four bedrooms including master with walk in wardrobe and ensuite. Family bathroom. Outside there is driveway parking on two sides for up to four cars as well as a single garage. The rear garden has had the patio extended and is a good size for modern home.



**MEON VALE** is a popular development that offers a well stocked convenience store, sports centre, village hall and primary free school, community parkland and fibre optic broadband. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. The Green Way cycle path which runs through Meon Vale is approximately 5.8 miles to Stratford upon Avon.

**HALL** With doors off to principal rooms and under stairs cupboard.

**STUDY** With window to the front.

**CLOAKROOM** W/c and hand basin.

**KITCHEN/DINER** Spacious kitchen/diner which extends across the back of the house with French doors opening onto the garden. Kitchen with 6 ring gas hob, twin oven, 1 1/2 bowl sink, fridge/freezer and dishwasher.

**UTILITY ROOM** Open to the kitchen with space for washing machine and tumble drier and door to the driveway.

**SITTING ROOM** Dual aspect with open views to the front.

**MASTER BEDROOM** Double bedroom with picture window providing open views over the lake. Walk in wardrobe and ensuite with shower, w/c, hand basin and large heated chrome towel rail.

**BEDROOM** Double bedroom with fitted wardrobe and views to the rear.

**BEDROOM** With views to the rear.

**BATHROOM** With shower, bath, w/c, hand basin, and large heated chrome towel rail.

**BEDROOM** Large Double bedroom with views to the front and built in double wardrobe.

**OUTSIDE** The property sits at the end of a small close of similar properties and to the front looks over a lake. There is parking on two sides of the property and a single garage with power and light. The rear garden is fully enclosed and the current owners have replaced and extended the patio and added a pergola.



## GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor. Gas fired central heating. The current estate charge is understood to be £250.79 per year.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band F**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** Leave Chipping Campden on the B4035 Aston Road. Turn right onto the B4081 Campden Road. At the mini roundabout turn right onto the B4632 through Mickleton and left at the next mini roundabout. Continue towards Stratford on the B4632 until you come to the roundabout and take the second exit onto Wellington Avenue. Turn right at the Londis Shop onto Bailey Avenue and then left into Chestnut Avenue. Left again into Poplar Drive and then first right into Birch Close. Number three is at the bottom of the close on your left hand side.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

---







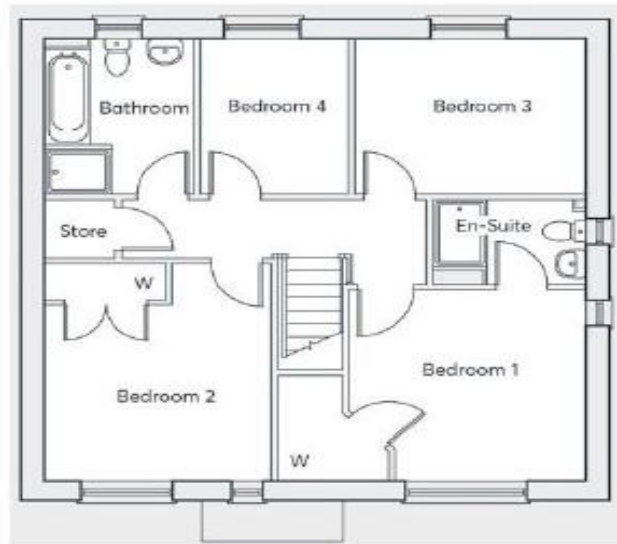
## Ground Floor Option 2 Dimensions

Living Room 4.66m x 3.51m

Kitchen/Dining 8.06m x 3.28m

Study 2.97m x 2.44m

Cloakroom 1.80m x 1.45m



## First Floor Dimensions

Bedroom 1 3.45m x 3.51m

En-suite 2.28m x 1.52m

Bedroom 2 3.92m x 3.41m

Bedroom 3 2.77m x 3.45m

Bedroom 4 2.80m x 2.20m

Bathroom 2.23m x 2.80m

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



**01386 770044**

**[www.peterclarke.co.uk](http://www.peterclarke.co.uk)**

Island Cottage High Street, Chipping Campden, Gloucestershire GL55 6AL  
campden@peterclarke.co.uk

**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**