

3 Bedroom Detached for Sale - £375,000
Hillfort Road, Meon Vale, Stratford upon Avon, CV37 8YF



KEY FEATURES

- Detached Property • 3 Bedrooms • South Facing Rear Garden • Converted Garage • Driveway for 2 Cars • EV Charging Point • New Bathrooms • Built-In Wardrobes • Integrated Kitchen Appliances • Kitchen/Diner

Description

We are delighted to present to the market this charming 3-bedroom detached house situated in the idyllic Meon Vale development. This sought-after location offers the best of both worlds: peaceful village life with easy access to the vibrant town of Stratford-upon-Avon and the rolling hills of the Cotswolds.

Step inside and be greeted by a welcoming hallway leading to a light-filled lounge featuring an attractive bay window, perfect for curling up with a good book. The heart of the home is the spacious kitchen diner, complete with integrated appliances and a useful utility cupboard. French doors open onto the south-facing rear garden, creating a seamless flow for indoor-outdoor living. A downstairs cloakroom adds further convenience.

Upstairs, you'll find the tranquil sanctuary of the master bedroom, boasting a built-in wardrobe and a recently refurbished luxurious en-suite shower room. Another double bedroom with built-in wardrobes and a third double bedroom provide ample space for the whole family. The family bathroom has been newly renovated and features a stylish claw-footed bath with shower over.

Outside, the south-facing garden is a haven for relaxation and entertaining. Enjoy al fresco dining on the patio, or simply soak up the sun on the lawn. The garden has been smartly landscaped with a large patio and lawn, and the garage has been cleverly adapted - the front section remains as useful storage, while the rear has been converted into a home gym. Driveway parking is provided for two vehicles, along with an electric vehicle charging point.

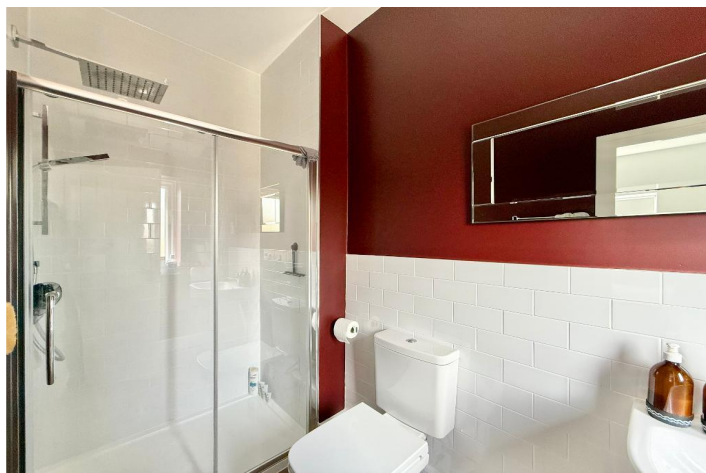
Meon Vale is a popular, well-established development with its own convenience store, leisure centre and access to Stratford Greenway. The property is well placed for Stratford-upon-Avon, Shipston-on-Stour, and the Cotswolds, offering an excellent balance of amenities and countryside.

Families will appreciate having Tudor Grange Primary Academy Meon Vale located within the development itself, as well as being within catchment for Stratford-upon-Avon School. For selective education, the area is also served by the highly regarded Stratford Girls' Grammar School and King Edward VI School.

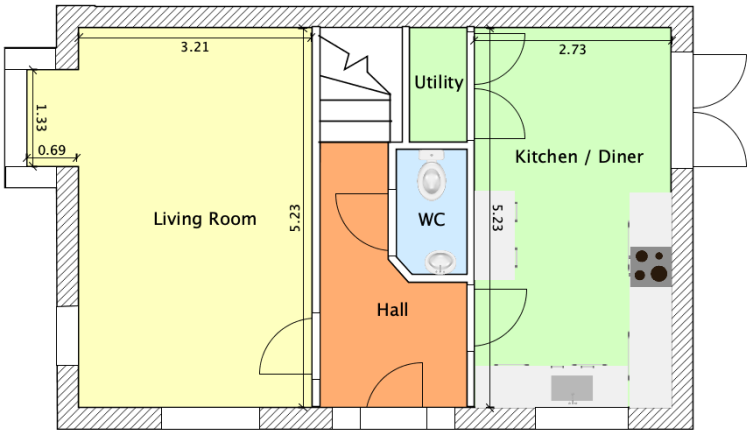
Rail connections are available from nearby Stratford-upon-Avon and Honeybourne stations, providing routes to Birmingham, London and other regional centres.

Additional Information

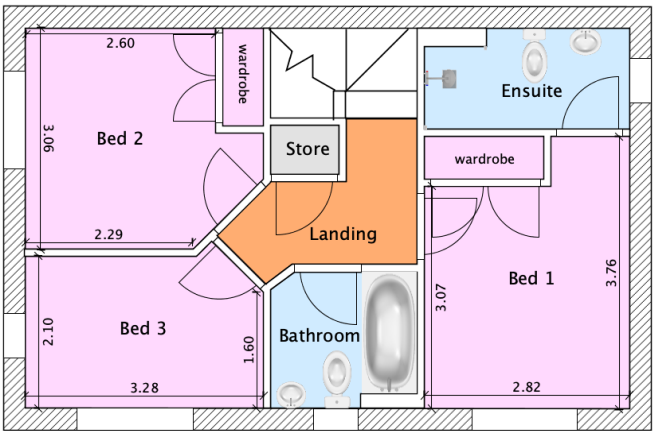
We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual estate maintenance charge of approximately £250 per year. All information should be checked with your solicitor prior to exchange of contracts. Council Tax Band D with Stratford on Avon District Council.







Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 938ft²
GROUND FLOOR



Indicative floor plans for illustration purposes only
FIRST FLOOR

