

5 Bedroom Detached for Sale - £675,000

Heron Drive, Meon Vale, Stratford upon Avon, CV37 8YH



KEY FEATURES

- Envious Position • 5 Bedrooms • Immaculately Presented • 3 Bathrooms • Study • Kitchen/Family/Dining Room • South-Facing Rear Garden • Detached Double Garage • NHBC Warranty • Countryside Views

Description

Occupying what is arguably the finest position in Meon Vale, this superb five-bedroom detached home enjoys uninterrupted views over the nature reserve and is situated at the end of a private driveway, on a generous wrap-around plot with attractively landscaped gardens, a double garage and ample driveway parking.

Meticulously presented throughout and significantly upgraded by the current owners, this is a rare opportunity to acquire a home that combines style, space and an enviable location.

A welcoming hallway sets the tone, leading to a bright and spacious lounge to the front, with views across to the greenery of the nature reserve. There is also a separate fully fitted study - ideal for home working - and a downstairs WC.

Stretching across the rear of the house is a stunning kitchen/dining/family room, the true heart of the home. With sleek cabinetry, upgraded fittings, and aluminium bi-fold doors opening onto the south-facing garden, it's a perfect space for entertaining or relaxing with family. A practical utility room sits just off the kitchen, keeping laundry and storage neatly out of sight.

Upstairs, the layout is equally impressive. The principal bedroom enjoys a walk-in wardrobe and stylish en-suite. Bedrooms 2 and 3, currently arranged by the owner as a bedroom and dressing room, are connected by a contemporary Jack and Jill en-suite. Bedrooms 4 and 5 share the family bathroom. Bedrooms 1 to 4 are all generous doubles, while bedroom 5 makes an ideal single room, home office or nursery.

Outside, the rear garden has been attractively landscaped to make the most of its sunny aspect, with lawn, patio and well-chosen planting providing a peaceful and private retreat. To the front, the property benefits from a double garage and a wide driveway offering generous parking.

Meon Vale itself offers a strong sense of community, with amenities including a primary school, shop, leisure centre and excellent access to walks, cycle routes and surrounding countryside.

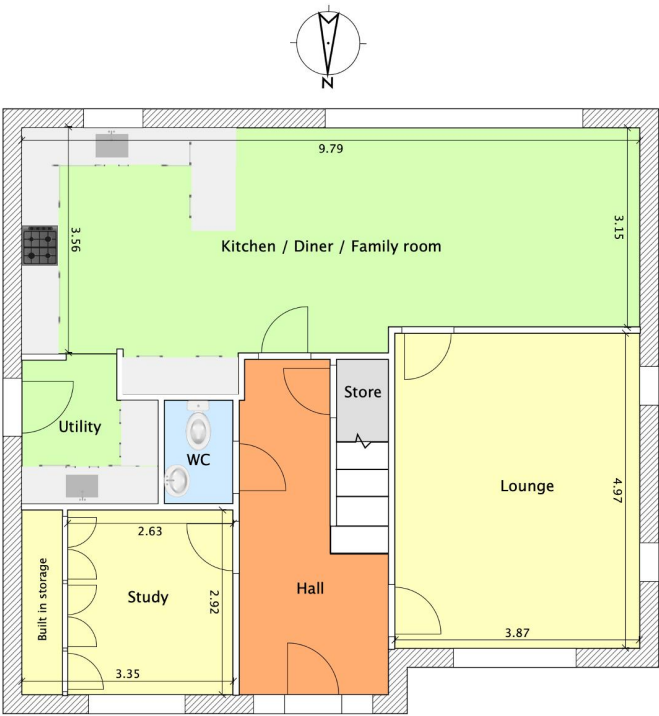
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are informed that there is an annual estate maintenance charge of £415. Council Tax Band G with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

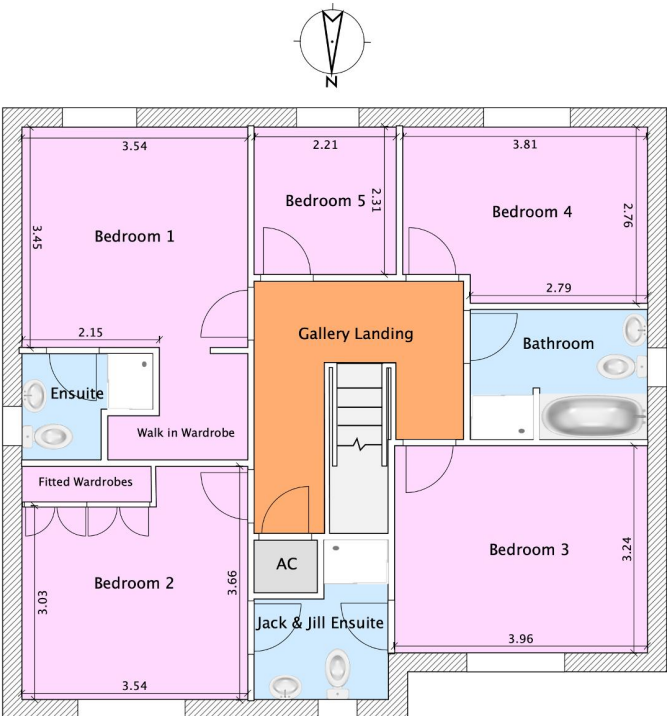






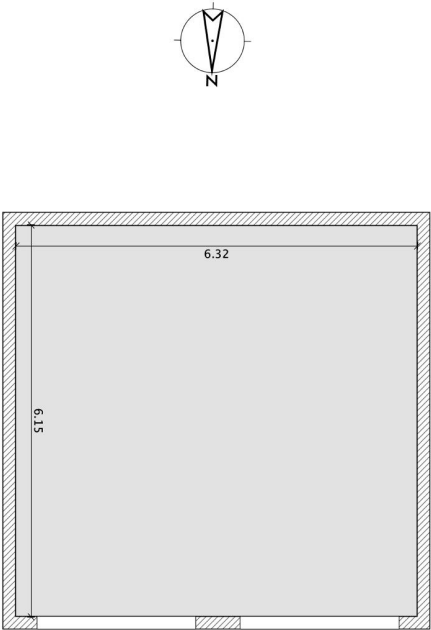


Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1803 ft² / 167.5 m² (excl Garage)
Approximate Gross Internal Floor Area 2220 ft² / 206 m² (Incl Garage)
GROUND FLOOR



Indicative floor plans for illustration purposes only

SECOND FLOOR



Indicative floor plans for illustration purposes only
DETACHED DOUBLE GARAGE

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | 94 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |