



# CHANGE HOMES



The Hathaway Langate Fields, Meon Vale, CV37 8GP  
Asking price £196,000





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# The Hathaway Langate Fields

Meon Vale, CV37 8GP

- New Build
- Incentives
- Allocated Parking
- Bike Store
- Available Dec-Jan
- Field Views
- En-Suite's In 2 Bed's
- Open Plan Living Space

\*\*2 bed first floor apartment with 1 parking space\*\*

Welcome to Langate Fields in the charming village of Long Marston, Meon Vale! This delightful development offers a range of one and two-bedroom apartments, making it perfect for first-time buyers and young professionals looking to settle in a picturesque location.

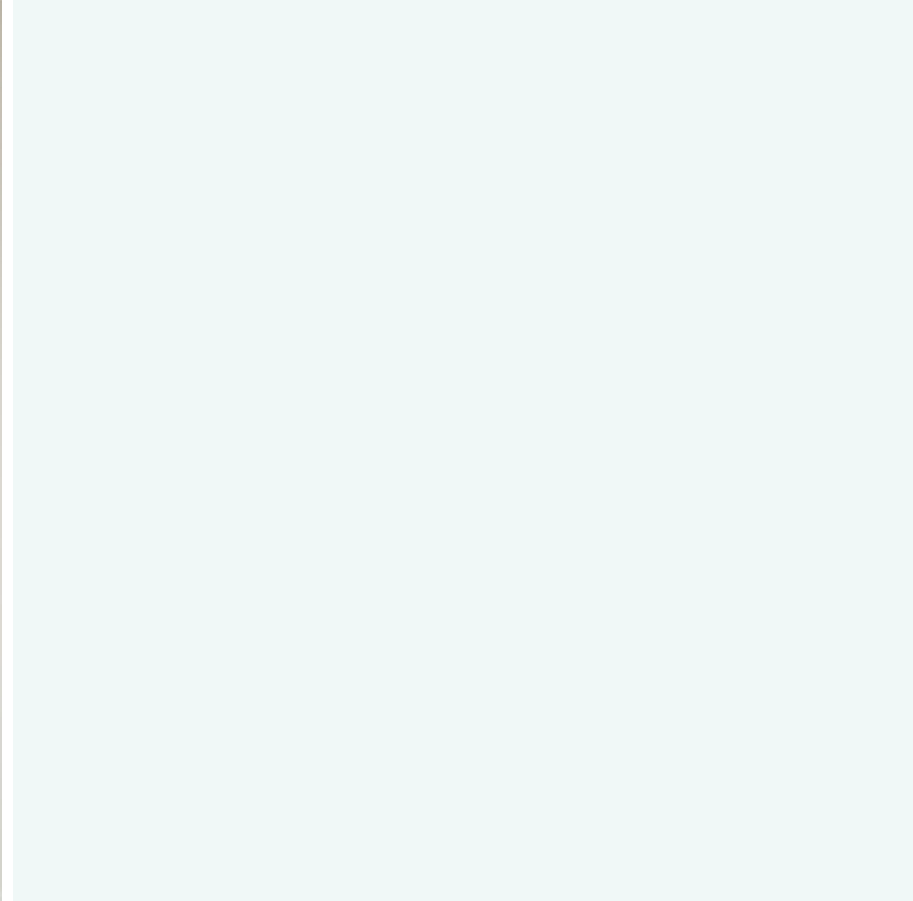
Upon entering, you'll be greeted by an open plan kitchen/dining/living room, ideal for entertaining guests or simply relaxing after a long day. The layout creates a seamless flow throughout the living space, providing a modern and airy feel to the property.

The spacious bathroom adds a touch of luxury to this lovely home, offering a tranquil space to unwind and rejuvenate. Whether you're getting ready for the day ahead or unwinding in the evening, this bathroom provides the perfect retreat.

Langate Fields is not only a great option for those looking to buy their first home but also presents fantastic rental opportunities for investors. Its desirable location and attractive features make it a sought-after property for those looking to enter the property market or expand their investment portfolio.

Don't miss out on the chance to own or invest in this wonderful property in Langate Fields. Contact us today to arrange a viewing and take the first step towards making this house your new home or investment opportunity.





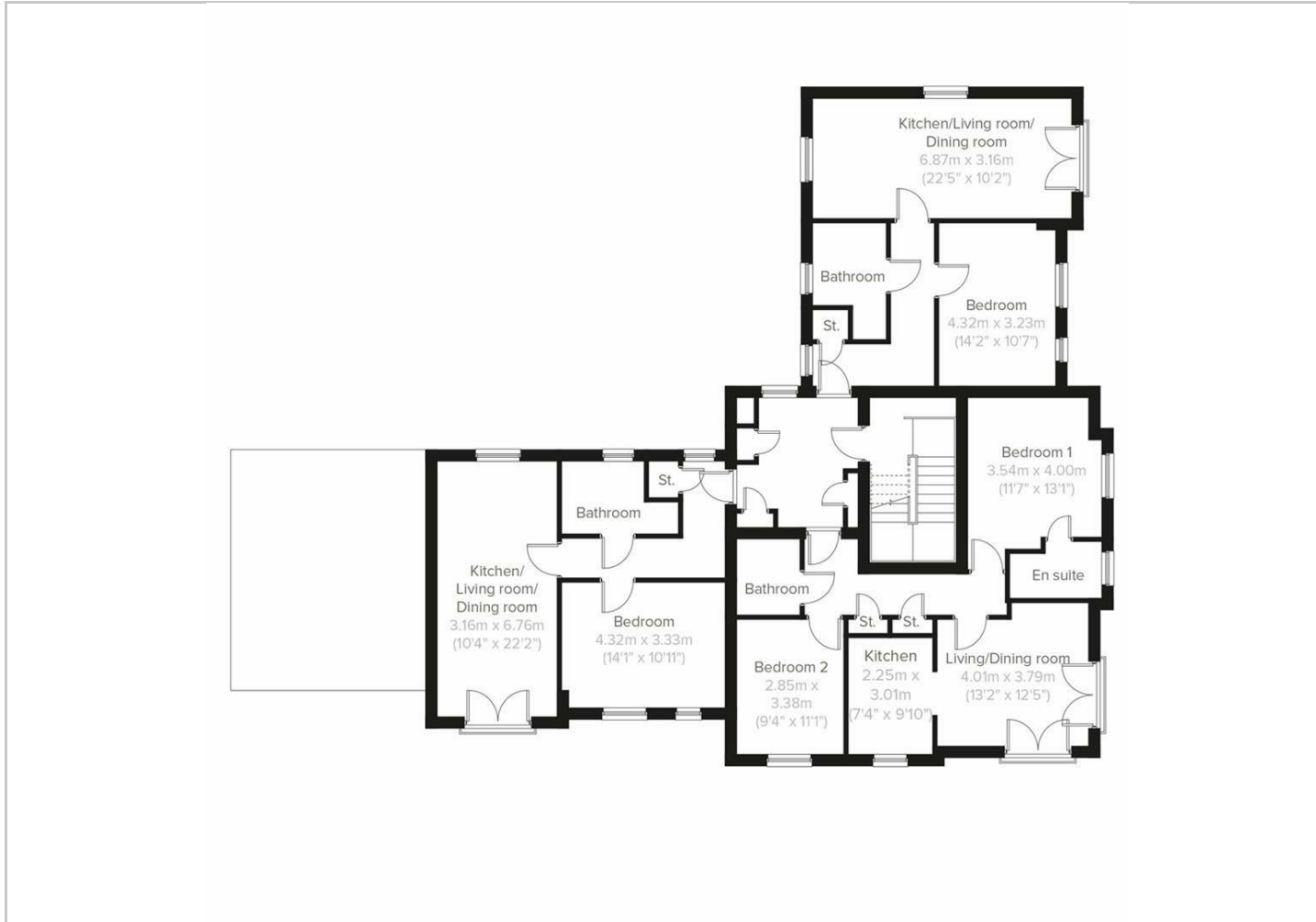
## Directions

Everyday shopping is available locally at The Poppins Village Store/Post office and The Masons Arms in Long Marston is a very popular local pub. In nearby Stratford-upon-Avon, there's a weekly market and a regular farmers' market, as well as a selection of supermarkets. There's a useful Waitrose store, just 5 miles from Meon Way Gardens. Cultural, sporting and recreational facilities are readily available in Stratford-upon-Avon, whilst the larger centres of Evesham, Warwick, Leamington Spa, Banbury, Worcester and Birmingham are also within easy reach.

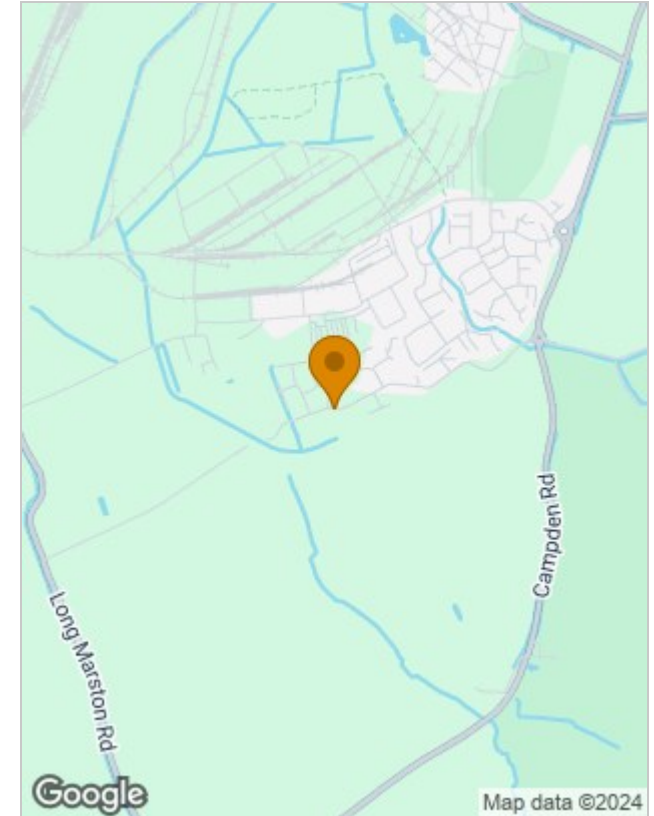




## Floor Plans



## Location Map



## Energy Performance Graph

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>			(92 plus) <b>A</b>		
(81-91) <b>B</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>			(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	

## Viewing

Please contact us: Knowle 01564 791 130 or Warwick 01926 830 726 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



| Estate Agency | Financial Services | New Homes | Legal services |



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