



Heron Drive, Stratford Upon Avon, CV37 8YH

Guide price £460,000


KING
HOMES

**** Three DOUBLE Bedrooms ** Three En-suites ** Detached ** Constructed by REDROW in 2022 **** A beautifully presented three-bedroom detached Redrow home set within the highly sought-after Meon Vale village, offering bright and spacious accommodation with high-quality finishes throughout. All three double bedrooms benefit from their own en-suite, while the ground floor features a stunning open-plan kitchen/dining/family room with upgraded flooring and integrated appliances, alongside a separate bay-fronted living room. Outside, the property boasts a south-facing garden, detached garage with power, and driveway parking, all within easy reach of local amenities and green spaces.



This immaculate three-bedroom detached Redrow home is located within the sought-after Meon Vale development and offers bright, spacious accommodation, high-quality finishes, and the rare benefit of en-suites to all bedrooms. The property also enjoys a south-facing garden, garage, and driveway parking.

A fine example of Redrow’s acclaimed design and craftsmanship, this attractive family home features bay windows with tiled elevations, a covered entrance, and a low-maintenance front garden. A tarmac driveway to the side provides off-road parking and leads to a detached garage, complete with power and lighting.

The welcoming hallway includes an under-stairs storage cupboard and provides access to the principal ground floor rooms. To the front, the well-proportioned, bay-fronted living room is beautifully lit by dual-aspect windows, creating a peaceful and versatile space for both entertaining and relaxing.

To the rear, the stunning kitchen/dining/family room forms the heart of the home. Finished to a high standard, it boasts integrated appliances including a double oven, fridge/freezer, and induction hob, along with sleek worktops, upstands and tiled splashbacks. The current owners have upgraded the flooring to elegant marble-effect high-shine tiles, adding a smart and contemporary finish. French doors open directly onto the rear garden, ideal for modern family living. A separate utility cupboard is discreetly tucked just off the kitchen.

A well-appointed cloakroom with WC and wash basin completes the ground floor.

Upstairs, all three double bedrooms benefit from their own en-suites. The dual-aspect principal bedroom features a stylish bay window, additional side window, and Sharps fitted wardrobes. Its en-suite is particularly spacious and includes both a separate shower and a full-size bath. The second double bedroom has windows to the side and rear, and a sleek en-suite shower room. The third bedroom looks out to the rear garden and benefits from its own en-suite.

The landing provides access to a part-boarded loft for

additional storage.

Outside, the south-facing rear garden is mainly laid to lawn and features a paved patio seating area—an ideal spot for outdoor dining in the warmer months. Fully enclosed by brick walls, it offers both privacy and security. A side gate provides direct access to the driveway, which offers off-road parking and leads to the detached garage, complete with power and lighting.

LOCATION

A short stroll away from this property, you will find the local café, 'The Barn', perfect for casual outings. Meon Vale village itself offers additional amenities, including the convenience store 'Londis', a sports centre with a gym, a village hall, a beautiful park, and a petrol station with further convenience store inside. The area is ideal for families, boasting a GOOD ofsted rated primary school and numerous lovely countryside walks, including the Greenway, nearby woodlands, or venture along the public footpath 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

WC

Living Room 16'3" x 11'5" (4.96m x 3.49m)

Family/Kitchen/Dining Room 14'6" x 19'8" (4.44m x 6.00m)

Utility

Landing

Bedroom One 12'0" x 10'6"s (3.68m x 3.22ms)

En-Suite 7'2" x 8'9" (2.20m x 2.69m)

Bedroom Two 16'0" x 9'7" (4.88m x 2.93m)

En-Suite 5'9" x 6'4" (1.76m x 1.94m)

Bedroom Three 10'4" x 9'8" (3.15m x 2.97m)

En-Suite 4'2" x 6'3" (1.29m x 1.93m)

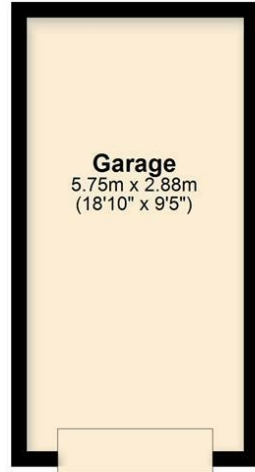
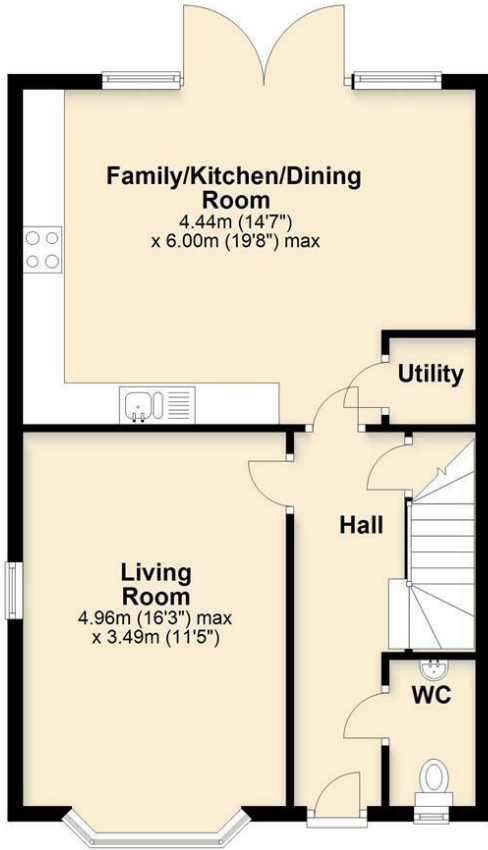
Garage 18'10" x 9'5" (5.75m x 2.88m)





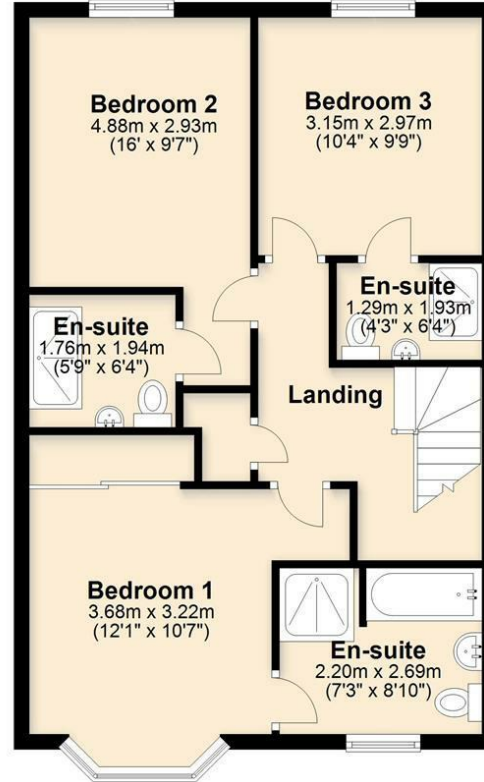
Ground Floor

Approx. 73.9 sq. metres (794.9 sq. feet)

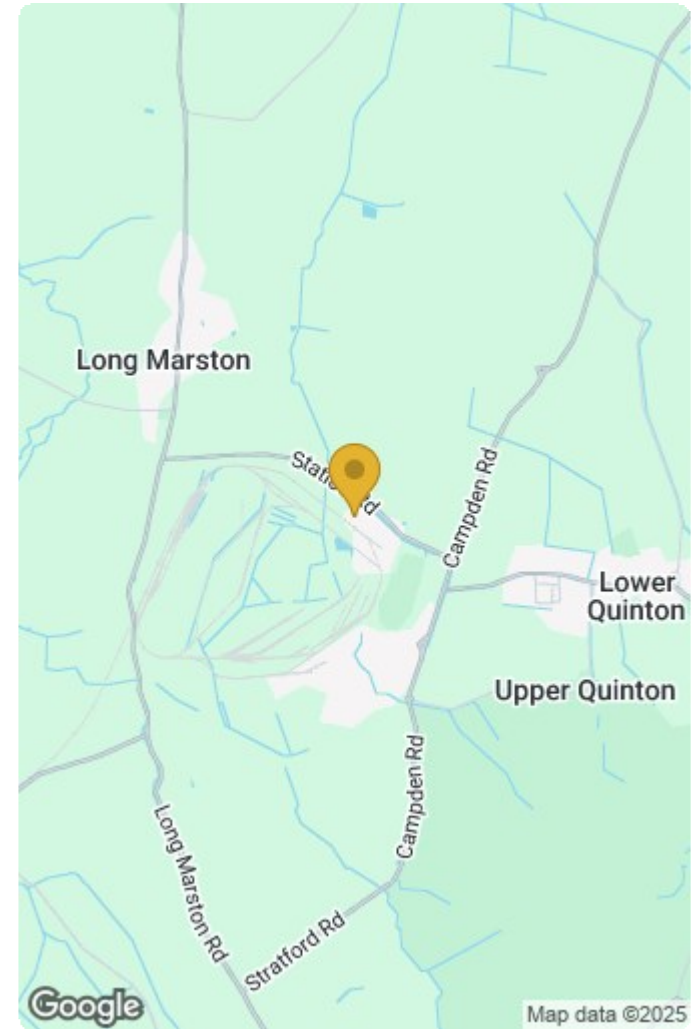


First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 129.8 sq. metres (1397.3 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
84	94
EU Directive 2002/91/EC	
England & Wales	

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