



Bailey Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8QW

£325,000



KING
HOMES

**** Four Bedroom ** Three Storey ** Semi-Detached ** Garage ** Driveway Parking ** Rear Garden **** A spacious and versatile four-bedroom home, offered with no onward chain and ready to move into. Featuring a modern kitchen/diner, a bright living room with garden access, and a large principal bedroom with en-suite on the top floor. Outside benefits from a private driveway, detached garage, and a well-equipped, fully enclosed garden with a pergola-covered patio—ideal for families seeking comfort and convenience in a popular location.



This spacious four-bedroom home is located in a popular and convenient area and is offered with no onward chain, making it ready for a quick move.

Upon entering, you'll find a welcoming hallway that leads into a modern kitchen/diner, fitted with contemporary units and plenty of work surface space, ideal for cooking and dining with family or friends. There is also a practical downstairs WC for guests. The living room is bright and roomy, featuring built-in storage and media units, and opens up to the garden through French doors, allowing plenty of natural light.

On the first floor, there are three bedrooms — two generous doubles and a smaller room that works well as a nursery, office, or guest bedroom. The family bathroom has a bath with an overhead shower, sink, and WC.

The entire top floor is dedicated to the principal bedroom, which benefits from Velux windows that flood the room with light. It also includes a private en-suite shower room for added comfort and convenience.

Outside, the property has a private driveway leading to a detached garage, which can also be accessed through an external door from the garden. The landscaped garden features a pergola-covered paved patio, perfect for outdoor seating or dining. There's also a garden shed and raised planting boxes for those who enjoy gardening. An elegant mature tree adds character to the space, which is fully enclosed by fencing, providing a private and secure area to enjoy.

This is a practical and comfortable family home, offering versatile accommodation in a sought-after location. Early viewings are recommended to fully appreciate all it has to offer.

LOCATION

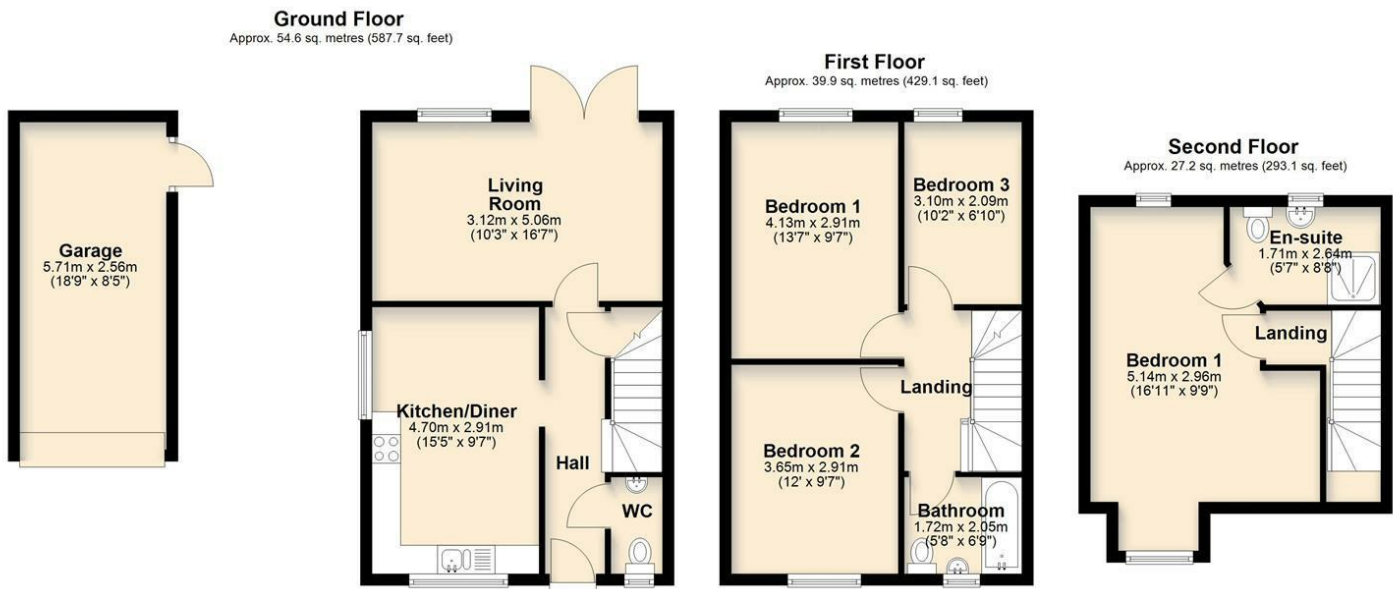
Meon Vale Village offers amenities, including the convenience store 'Londis', a sports centre with a gym, a village hall, and a beautiful park with a cafe and also another the local café, 'The Barn', perfect for casual outings. There is also a Budgens store with fuel station close by and

Stratford Garden Centre (3.8miles). The area is ideal for families, boasting a GOOD ofsted rated primary school and numerous lovely countryside walks, including the Greenway and nearby woodlands, or enjoy a beautiful walk along the public walking route 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		
Kitchen/Diner		15'5" x 9'6" (4.70m x 2.91m)
Living Room		10'2" x 16'7" (3.12m x 5.06m)
W.C		
Landing		
Bedroom 2		13'6" x 9'6" (4.13m x 2.91m)
Bedroom 3		11'11" x 9'6" (3.65m x 2.91m)
Bedroom 4		10'2" x 6'10" (3.10m x 2.09m)
Bathroom		5'7" x 6'8" (1.72m x 2.05m)
Landing		
Bedroom 1		16'10" x 9'8" (5.14m x 2.96m)
En-suite		5'7" x 8'7" (1.71m x 2.64m)
Garage		18'8" x 8'4" (5.71m x 2.56m)







Total area: approx. 121.7 sq. metres (1309.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	