



Chestnut Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8FP

£400,000



KING
HOMES

**** Four Bedroom ** Detached ** Garage Driveway Parking Private Rear Garden ** NO ONWARD CHAIN **** Double-fronted four-bedroom detached home in the heart of Meon Vale, offered with no onward chain. This welcoming home features a lounge with elegant panelling, plus a versatile second reception room ideal as a snug, study, or playroom. The kitchen/dining area spans the rear, with French doors opening onto the garden, complemented by a utility room and guest cloakroom. Upstairs, four well-proportioned bedrooms include a main with en-suite, alongside a stylish family bathroom. Outside, enjoy a private driveway, single garage, and generous garden. Close to shops, cafés, a GOOD-rated primary school, sports facilities, and scenic countryside walks, with Stratford-upon-Avon and Chipping Campden both just 5 miles away.



Situated in the ever popular Meon Vale village, this double-fronted four-bedroom detached home is offered with no onward chain and presents generous living space with excellent kerb appeal. The property also benefits from a private driveway, single garage and a well-sized garden.

A welcoming hallway sets the tone for the home, leading to the main reception rooms. To the front, the lounge is beautifully styled with panelling and a media wall with a feature beam, while the second reception room offers great versatility, making an ideal snug, study or playroom.

The kitchen and dining area spans the rear of the home, providing a wonderful space for both everyday living and entertaining. Contemporary fittings are complemented by French doors that open onto the rear garden, while a separate utility room and a guest cloakroom add further convenience.

Upstairs, the light and spacious landing leads to four well-proportioned bedrooms. The main bedroom enjoys its own en-suite shower room, and the remaining bedrooms are served by a stylish family bathroom.

The rear garden offers plenty of space for outdoor enjoyment and benefits from gated access to the driveway and garage. To the front, the property's double-fronted design enhances its attractive appearance.

Blending four double bedrooms, versatile reception rooms and a superb kitchen/dining space, this detached residence is both practical and elegant. Available with no chain, it is ready for its next owners to move straight into.

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

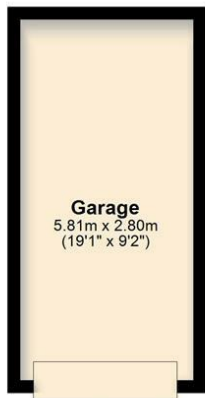
public walking route up Meon Hill.

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.

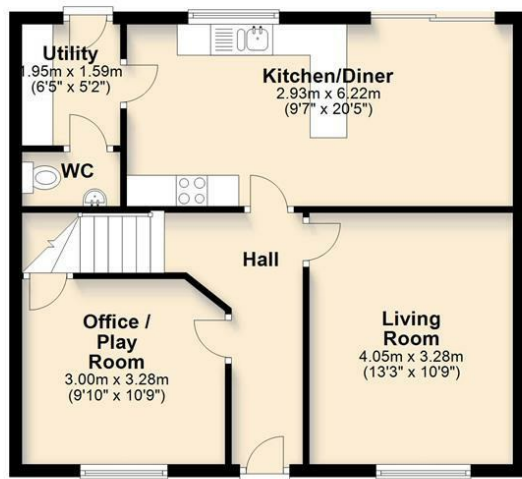
Hall	
Living Room	13'3" x 10'9" (4.05m x 3.28m)
Office/Play Room	9'10" x 10'9" (3.00m x 3.28m)
Kitchen/Diner	9'7" x 20'4" (2.93m x 6.22m)
Utility	6'4" x 5'2" (1.95m x 1.59m)
Landing	
Bedroom 1	11'6" x 11'1" (3.51m x 3.39m)
En-suite	
Bedroom 2	11'5" x 8'5" (3.50m x 2.59m)
Bedroom 3	9'10" x 9'1" (3.00m x 2.78m)
Bedroom 4	8'2" x 7'8" (2.50m x 2.36m)
Bathroom	6'4" x 8'2" (1.95m x 2.50m)
Garage	19'0" x 9'2" (5.81m x 2.80m)







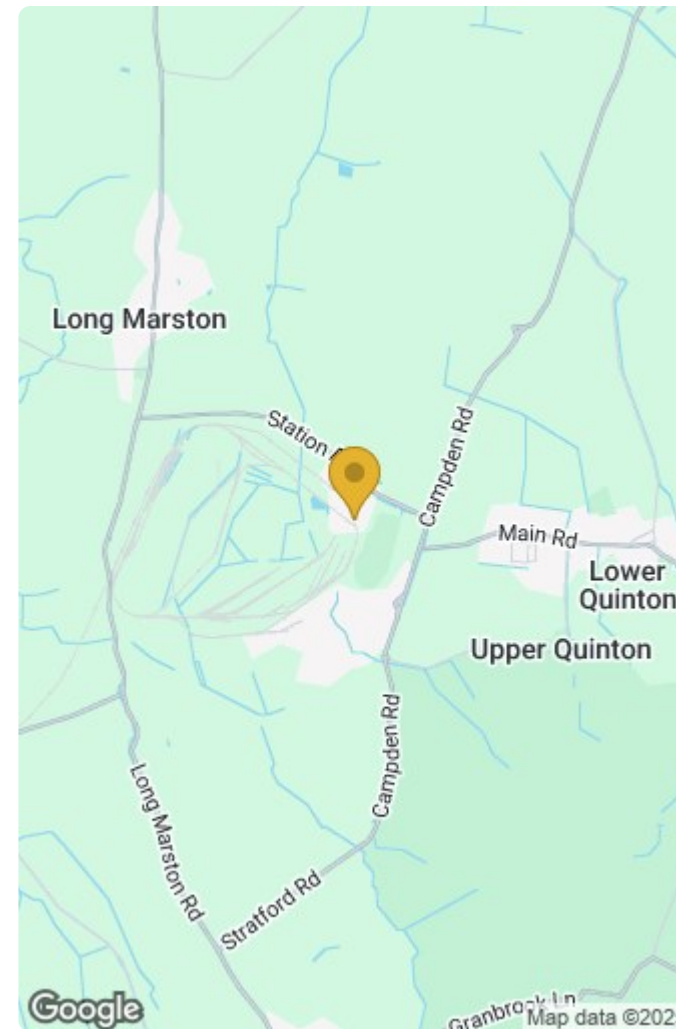
Ground Floor
Approx. 72.2 sq. metres (777.3 sq. feet)



First Floor
Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 128.3 sq. metres (1381.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	