



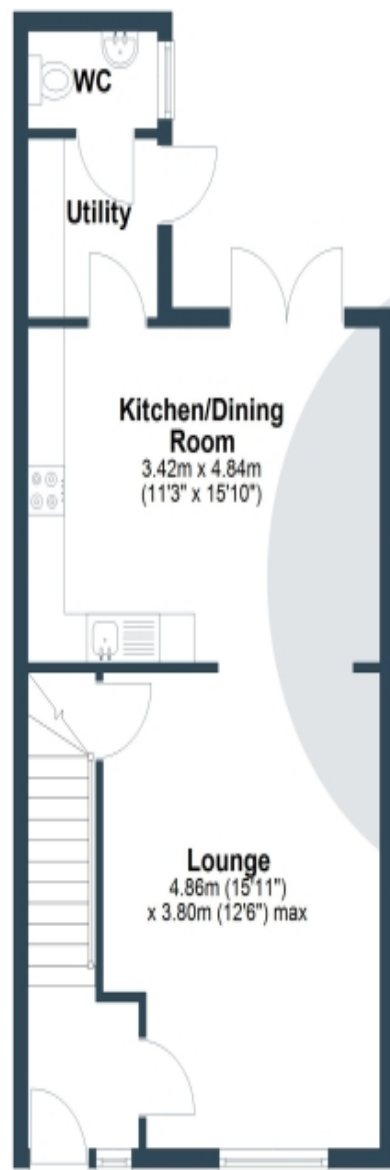
Juniper Road, , Stratford-upon-Avon, CV37 8ZW

Offers In Excess Of £315,000



Ground Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 86.4 sq. metres (930.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Built by St Modwin Homes in 2023 to the "Houghton" design is this stunning three-bedroom home. What we love is the quiet cul-de-sac position with a private outlook. Nestled on the very edge of the highly regarded development offering ideal access to both Stratford-upon-Avon and the Cotswolds. Finished to a stylish finish with the famous St. Modwin touches and full-length windows.

Meon Vale is a popular development that offers a well-stocked convenience store, popular cafe, sports centre, village hall and primary school, Tudor Grange, community parkland and fibre optic broadband. It is also well placed for Stratford-upon-Avon to the north and the Cotswold villages to the south. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn, and Church. The Green Way cycle path, which runs through Meon Vale, is approximately 5.8 miles to Stratford-upon-Avon.

The accommodation is light and airy and offers a homely feel as soon as you enter through the front door, with a natural eyeline looking through to the professionally beautiful landscaped garden. The current owner has invested in creating a sanctuary of an outside space with timber pergolas, trellis, rose arch, colourful, stocked borders with a range of seating areas for enjoying the sunshine.

The internal layout is ideal for families or a first-time purchaser, with neutral decor, clean lines, and natural light drenching the rooms.

The sitting room is positioned at the front of the property with a full-length window and Amtico modern flooring flowing through to the dining kitchen.

The kitchen space offers a range of matching wall and base units and space for relaxing, cooking, and dining with French doors opening onto the garden, ideal for taking the dining outside in the summer months. For added convenience is a separate utility room with space for a washing machine, tumble dryer, and mucky boots! Completing the ground floor is the cloakroom/WC.

Upstairs is the master bedroom, boasting built-in wardrobes with mirrored sliding doors and a further cupboard over the bulkhead of the stairs. The main bedroom enjoys a modern en-suite with a three-piece suite, Amtico floor, and obscure window.

Located off the landing are two further generous bedrooms and a family bathroom with a shower over.

Outside is parking for two cars on the driveway with side gated access to the already mentioned enclosed corner plot landscaped garden.

Viewing is strongly advised to appreciate the position and presentation.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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