



Regan Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8YX

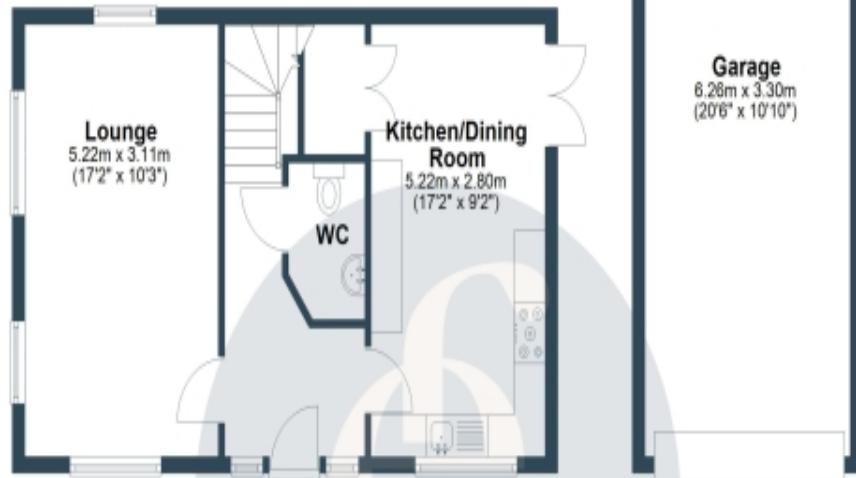
Guide Price £425,000



## Ground Floor

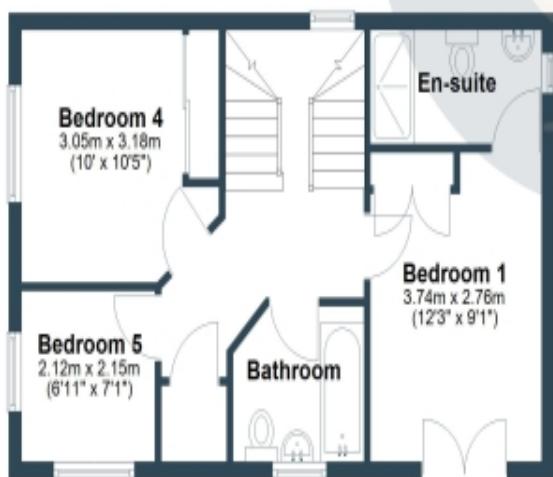
Main area: approx. 43.7 sq. metres (470.0 sq. feet)

Plus garage: approx. 20.7 sq. metres (222.4 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)

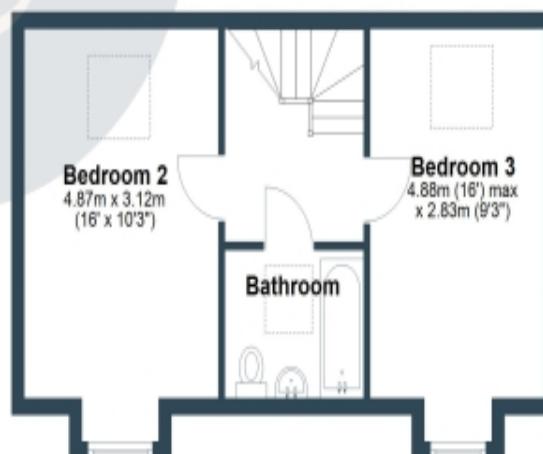


Main area: Approx. 126.3 sq. metres (1359.2 sq. feet)

Plus garage: approx. 20.7 sq. metres (222.4 sq. feet)

## Second Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A	85 B	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Could this be a show-home? It certainly could be mistaken as one, with the attention to detail and upgrades shown to every inch of the home, top to bottom, beautifully presented. A rare opportunity to purchase a stunning detached home built in 2021 by St Modwin Homes. Bordering the Cotswolds and Warwickshire on the highly regarded Meon Vale development offering a well-stocked convenience store, 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.

A handsome and fabulous family home with over 1360 sq.ft of accommodation on offer, presented to an exquisite standard throughout with neutral decor and contemporary clean lines throughout. Arranged over three floors with a thoughtful, sizeable layout, this is in every meaning of the word a true "turnkey home".

What we love about this home is the private orientation with the front aspect facing a private driveway and away from the road. Also very unique to this design are the four double bedrooms and a study, ensuring you can WFH and still have the use of all four bedrooms for family and guests. Ideal for a large family wanting to spread out their independence over the floors, or a mature relative who could have the top floor privately devoted to them. The first and second floors lend themselves to a blended family with teenagers requiring space, and the list goes on! On approach to the property, the attractive exterior invites you inside the double-fronted accommodation, with a huge amount of kerb appeal. The spacious entrance hall offers access to the first-floor and ground-floor accommodation, all of which boasts newly fitted Karndean flooring.

Located on the left-hand side is the triple aspect sitting room, drenched in natural light.

To the rear is the breakfast kitchen, having a range of matching stylish wall and base units, including roll-edge worktops. Integrated is a six-ring gas burner hob with an electric double oven. Further fitted is a dishwasher and fridge freezer. The double-opening pantry is a practical bonus, ideal as a further prep space or concealed utility. Direct access is given to the landscaped garden via French doors.

Completing the ground floor is a cloakroom/W.C.

The first floor is accessed via a dogleg staircase and continues up to the second floor. The master bedroom enjoys the St Modwin signature French doors to a Juliet balcony, allowing a naturally lit space. The room enjoys the use of an en-suite with a double tray shower. There is a further double bedroom and a family bathroom with a shower over the bath. Let's not forget the all-important study, ideal for a WFH space.

The top floor in no way disappoints and allows two dual aspect, generous double bedrooms and a further bathroom with a shower over the bath.

Outside is a creatively designed garden, ideal for entertaining and dining alfresco in the sunshine. The generous patio area has a feature pergola over, creating a touch of France! The garden is colourful and well-stocked with shrubbery planted borders. The remainder is laid to lawn, enclosed by fencing with side-gated access.

The driveway allows parking for two cars and has the added benefit of an EV charger, allowing direct access to the detached single garage.

Viewing is an absolute must to appreciate the large, stylish accommodation.

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.

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Free Valuation: Please contact the office to make an appointment.

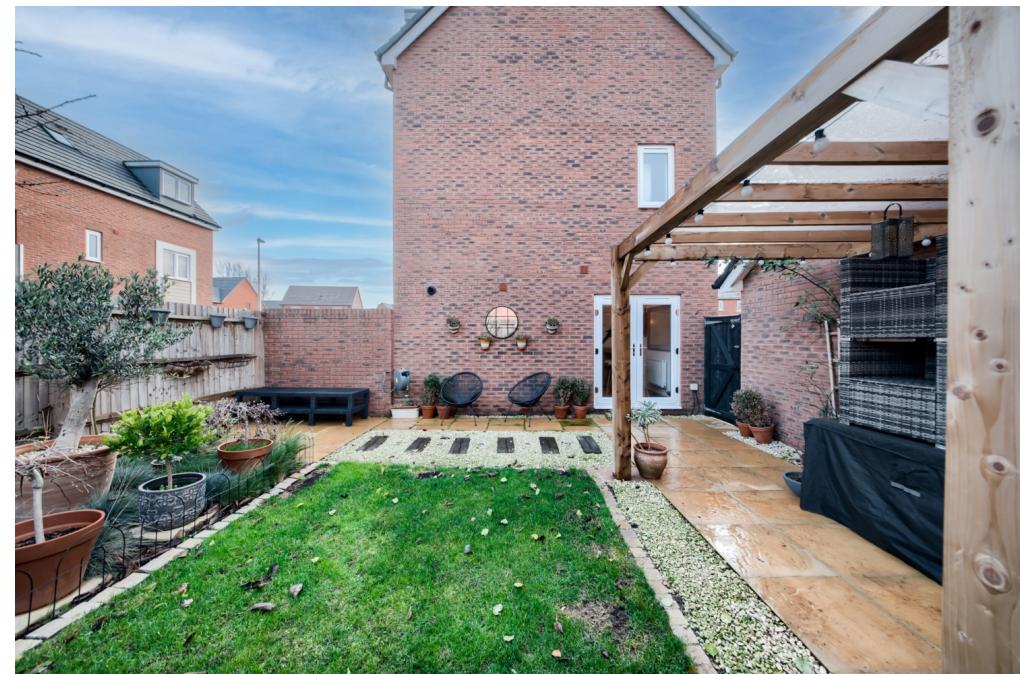
Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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