



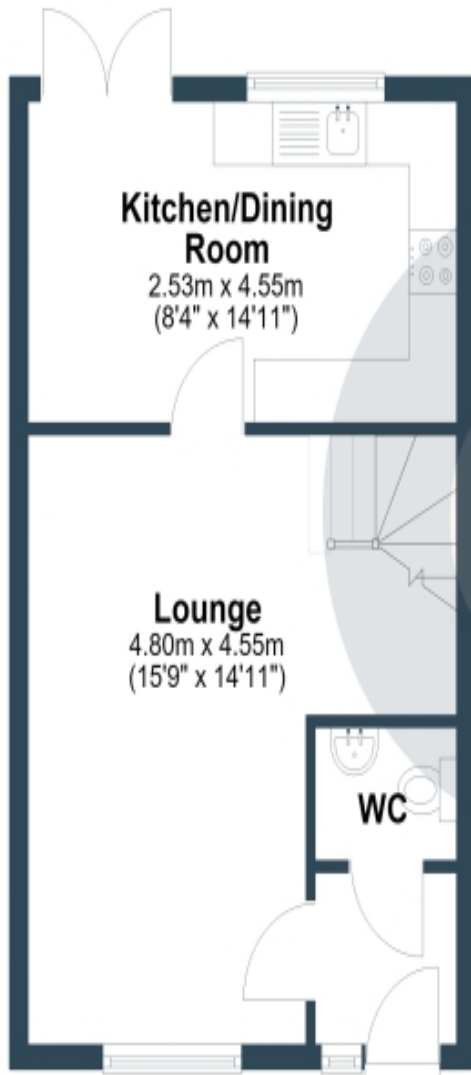
**Regan Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8YX**

**Offers In Excess Of £250,000**



## Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



**Kitchen/Dining Room**

2.53m x 4.55m  
(8'4" x 14'11")

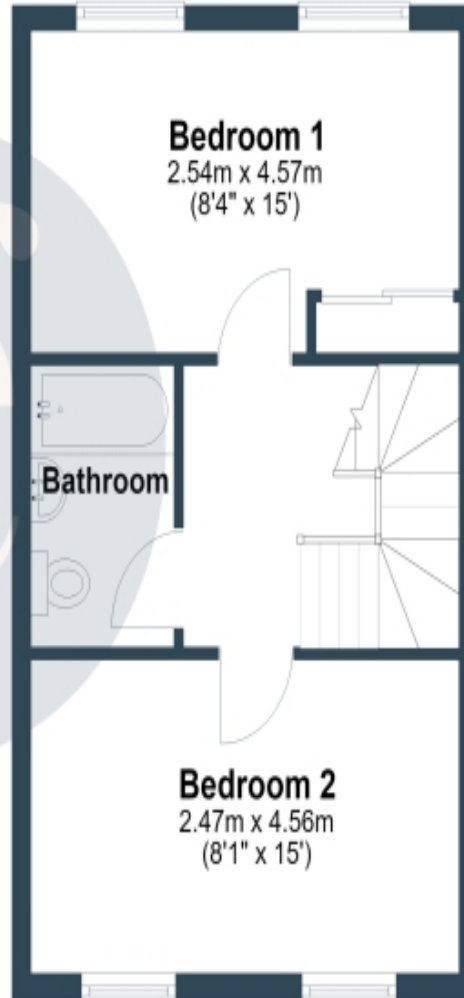
**Lounge**

4.80m x 4.55m  
(15'9" x 14'11")

**WC**

## First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



**Bedroom 1**

2.54m x 4.57m  
(8'4" x 15')

**Bathroom**

**Bedroom 2**

2.47m x 4.56m  
(8'1" x 15')

Total area: approx. 67.9 sq. metres (731.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An ideal first-time or investment purchase for anyone looking for a beautifully presented modern home. Built by St Modwen Homes just 5 years ago, the property benefits from the remainder of the NHBC and still feels like a brand new turn-key home.

The property enjoys the builder's signature trademark full-length windows and a touch of character to the build and design. Positioned on the edge of the development close to the nature walks, local shop, and school.

Meon Vale village borders Stratford-upon-Avon and the tranquil Cotswolds, including Broadway and Chipping Campden. Offers your amenities, including the convenience store 'Londis', a sports centre with a gym, sports therapy practice, a village hall where a variety of activities are held frequently, and a beautiful park with The Pavilion cafe, and also another local café, 'The Barn', perfect for casual outings. There is also a Budgens store with a 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.

On arrival, you can park on the tandem driveway offering parking for two cars. The property invites you inside to the private hallway with the convenience of a cloakroom/W.C. This leads to the spacious and light sitting room with views to the front and useful understairs storage for your Hoover, coats, and shoes. Both the sitting room and breakfast kitchen enjoy a stylish Karndean floor, seamlessly flowing from one room to the next.

The breakfast kitchen is positioned at the rear of the property and enjoys a range of fitted wall and base units with an integrated four-ring gas hob, electric oven, washing machine and fridge freezer. The kitchen extends to the stunning rear garden via French doors.

Upstairs are two double, well-proportioned bedrooms and a modern bathroom with a shower over the bath. The master bedroom boasts a double built in wardrobe and open views over the garden via two double-glazed windows.

The South West-facing rear garden is something special and has been transformed by the current owner into a haven of joy, with significant amount of the original clay soil has been replaced by a higher quality soil enabling good drainage across the garden.! With raised, well-stocked, colourful beds, planted shrubs, trees and an ease of maintenance, a chamomile lawn that you only need to trim once or twice a year. There is a patio area ideal for a BBQ and a sit-out in the sunshine. We must highlight that the garden has a huge degree of privacy and is a credit and extension to the accommodation. Enclosed by fencing with side gated access to the driveway.

Viewing is advised to appreciate this beautiful home.

Please note there is an estate charge of £135.00 per annum; this must be verified by a solicitor.

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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