



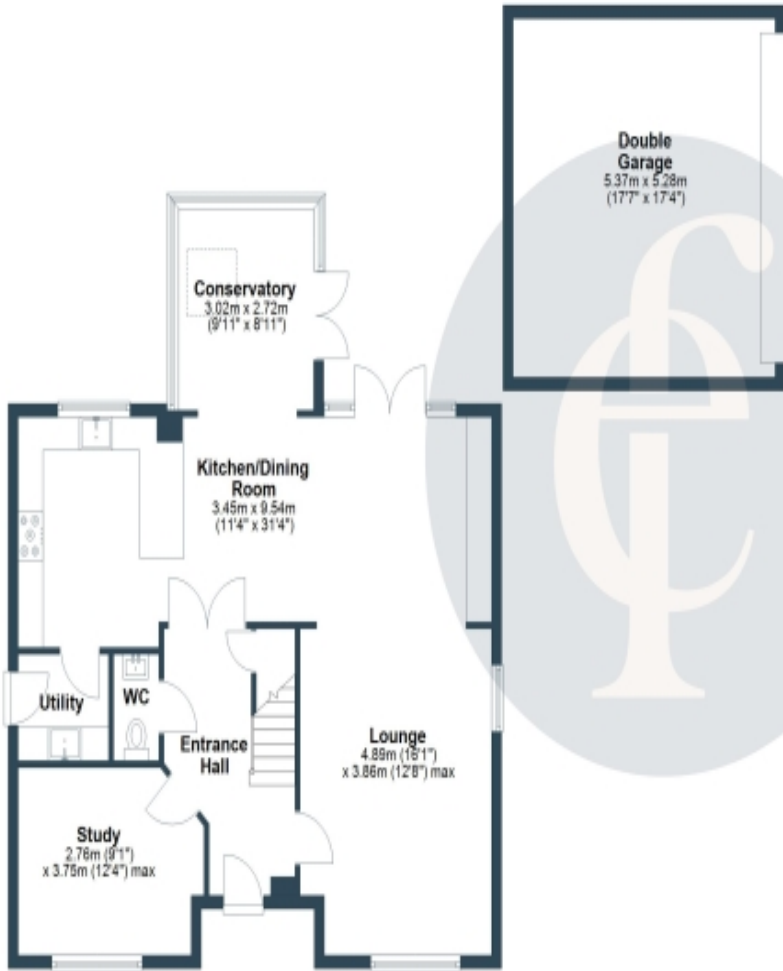
**Rochester Close, Meon Vale, Stratford-Upon-Avon, CV37  
8WS**

**Offers In Excess Of £575,000**



### Ground Floor

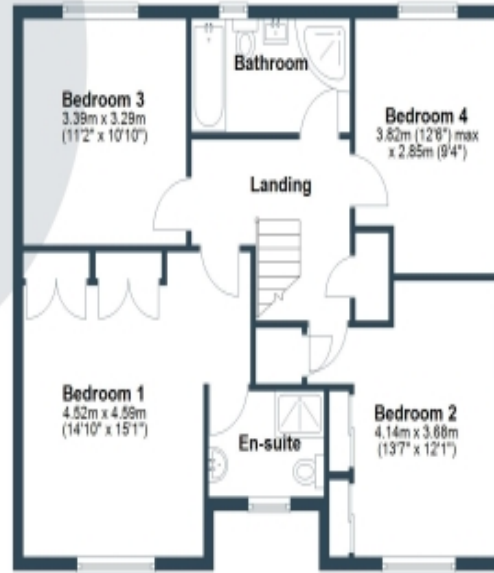
Approx. 111.3 sq. metres (1193.5 sq. feet)



**Double Garage**  
5.37m x 5.28m  
(17'7" x 17'4")

### First Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



Total area: approx. 186.0 sq. metres (2001.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A unique, spacious four-bedroom detached double-fronted family home, positioned on the edge of the popular Meon Vale development. Discreetly positioned behind a private driveway with a tranquil spot set behind the countryside walks and nature area. The current owners have transformed this already spacious home in the last 2 & 1/2 years, creating an open plan family space, with contemporary neutral decor and a stylish finish throughout. They have taken the property back to a shell, and in reality, started again from top to toe to provide a one-off sanctuary. The final touches they have made are some of the reasons why this home is so special, including matt black fittings to the sockets, switches, and handles, Oak doors, the air conditioning, fitted shutters, and external remote-controlled lighting, and a fully boarded double garage and remote roller door.

We believe the position and layout are perfect for any family needing growing space and a versatile blend of rooms. There is a true hub of the home, transmitting a home that you feel immediately welcomed into.

What makes a house a home? Spacious rooms, a private plot, but more than that is the turnkey vision, the thoughtful layout, and the options it offers the family to share time and make memories together and independently.

On approaching number 11, you proceed to the very end of the no-through cul-de-sac and can choose to park on the driveway at the front of the property whilst getting the kids and the shopping out of the car, or drive round to the rear of the property, where a double detached garage and driveway can be found. The property easily offers parking for 4 cars, another box ticked for families who have teenagers driving or have guests over to entertain.

Once through the Composite, modern door, you could be forgiven for not knowing where to look or go first, as it is immediately obvious that the ground floor is inviting and spacious.

To the left is a reception room ideally used as a study or play room, or whatever you need it to be. On the alternate side of the entrance is the spacious sitting room, offering a dual aspect with stylish fitted shutters (like all of the rooms), ideal for relaxing in front of the tv, watching a film.

The current owners have cleverly opened this space into the dining, breakfast kitchen, meaning the accommodation has a perfect mirror of open plan but also a moderate degree of separation. A perfect space for the family and their guests to dine, relax, and be together. The kitchen has a bespoke range of two-toned, fitted wall and base units with under-cupboard and plinth lighting. Quartz work-surfaces, a breakfast bar for casual dining, a drainer, and a Quooker tap. Integrated appliances including a Range oven, wine fridge, and dishwasher. Complementary Porcelain tiled floor. The kitchen boasts air conditioning, as do many of the rooms. With views over the garden and French doors opening onto the private walled garden. The kitchen extends further into the garden room, which is currently open, but with double-opening doors, could be separated into a family room, bringing the outside into the inside.

For added convenience, the utility room offers space for all your laundry needs, concealed combi boiler, mucky boots, and paws. Completing the ground floor is the cloakroom/WC.

Upstairs does not disappoint and complements the ground floor accommodation, continuing in the modern theme with stylish carpets, fitted shutters, matt black fittings, including sockets, light fittings, and door handles.

The master bedroom enjoys an open front aspect, two double built-in wardrobes, and a boutique-style modern en-suite with a rainfall enclosed shower and vanity unit. The other bedrooms are all of a generous proportion and share the use of the family four-piece bathroom with a corner bath and separate rainfall shower cubicle. The little touches include a mirror with motion light, a vanity unit, stylish herringbone Karndean flooring, complementary tiling to the walls, and downlighters.

Outside is an ease of maintenance garden with an artificial lawn and a patio seating area with a feature timber pergola over, ideal for dining in the summer. Enclosed by fencing and walling with side gated access to the driveway and double garage. The garden and access all boast feature lighting for ease in the darker nights.

There is everything to love about this family home, and we recommend arranging a viewing sooner rather than later.

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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