



Duncan Road, Stratford-Upon-Avon, CV37 8YP

Offers over £340,000

**KING**  
HOMES

**\*\* THREE DOUBLE BEDROOMS \*\* DOUBLE-FRONTED DETACHED HOME \*\* QUIET NO-THROUGH ROAD LOCATION \*\* OPEN OUTLOOK TO THE FRONT \*\* BUILT BY ST MODWEN HOMES \*\* PARTIALLY CONVERTED GARAGE / HOME OFFICE \*\* DRIVEWAY PARKING & GARAGE \*\*** An attractive double-fronted detached home, built by the highly regarded St Modwen Homes and beautifully presented throughout, situated within the popular Meon Vale development. The property enjoys an open outlook to the front and offers three double bedrooms, including a principal bedroom with en-suite, along with a kitchen/dining room opening onto the rear garden and a generous living room. Outside, the home benefits from a partially converted garage providing useful home office space, driveway parking, and a private rear garden.



Positioned along a quiet no-through road within the highly sought-after Meon Vale development, this attractive double-fronted detached home, constructed by the highly regarded St Modwen Homes, has been thoughtfully cared for and well maintained by the current owners. The property enjoys an open outlook to the front and offers well-balanced accommodation arranged over two floors.

The property is entered via a welcoming entrance hall with built-in storage, leading to a ground floor cloakroom/WC and a useful utility cupboard. The living room is a generous and well-proportioned space, ideal for both relaxing and entertaining, with double doors opening onto the rear garden. To the rear of the house, the kitchen/dining room is fitted with a range of wall and base units and integrated appliances, offering ample space for a dining table and benefitting from double doors providing direct access to the garden—perfect for everyday family living.

To the first floor, the accommodation is arranged around a central landing with additional storage and loft access. The principal bedroom features built-in wardrobes and a private en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a paved patio area and enclosed by fencing, providing a private and practical outdoor space. Gated side access leads to the garage, which has been partially converted to create a useful home office, while the remaining front section is retained for storage. Driveway parking is available to the front, providing tandem off-road parking, complementing the garage facilities.

#### 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.

#### Entrance Hallway

**Living Room** 17'1" x 10'6" (5.21m x 3.21m)

**Kitchen/Diner** 17'1" x 8'10" (5.21m x 2.71m)

#### Utility Room

#### Downstairs W.C

#### First Floor Landing

**Bedroom 1** 12'4" x 9'2" (3.76m x 2.80m)

**En-Suite** 4'6" x 9'1" (1.39m x 2.78m)

**Bedroom 2** 10'1" x 10'9" (3.08m x 3.28m)

**Bedroom 3** 6'10" x 10'9" (2.10m x 3.28m)

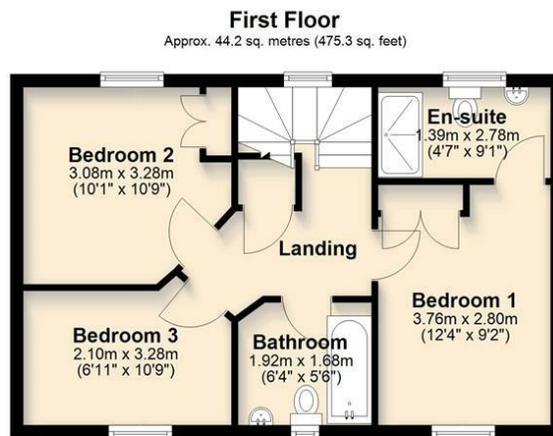
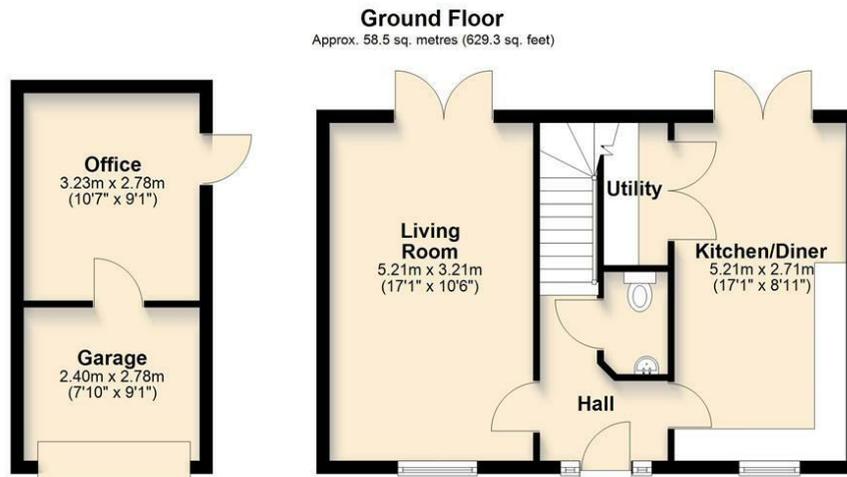
**Bathroom** 6'4" x 5'6" (1.93m x 1.68m)

**Office Room** 10'9" x 9'1" (3.28m x 2.78m)

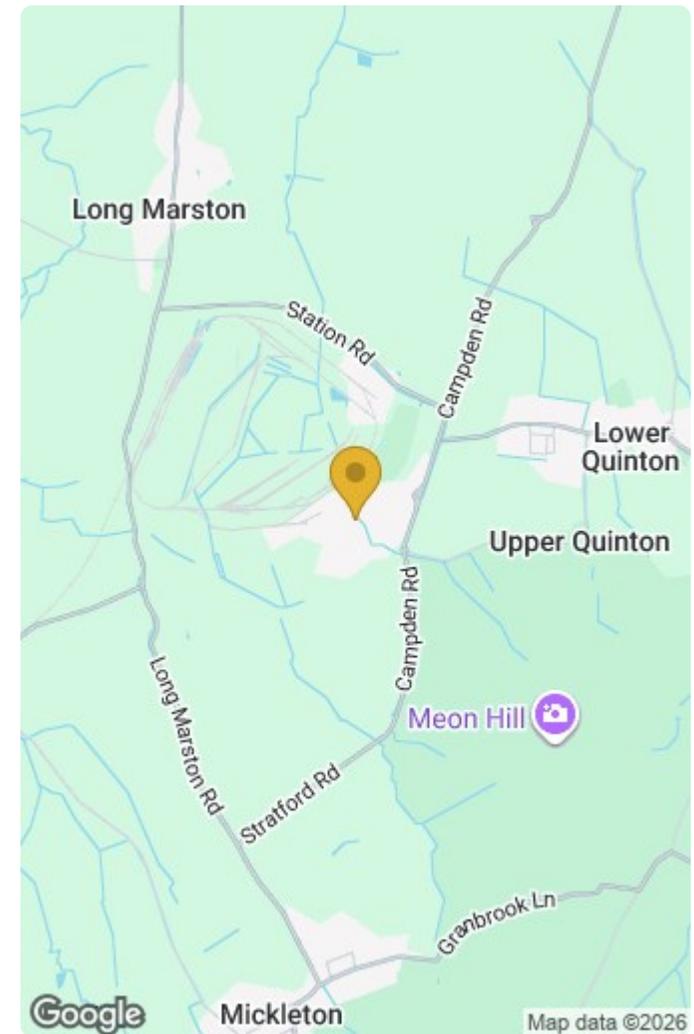
**Garage Space** 7'10" x 9'1" (2.40m x 2.78m)







Total area: approx. 102.6 sq. metres (1104.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	