Chestnut Avenue, Meon Vale, Stratford-Upon-Avon, CV37 8FP

Offers over £325,000

KING HOMES

** Three Bedroom Detached ** Modern and Well Presented ** Garage ** Driveway Parking ** Situated in the sought-after village of Meon Vale, this beautifully presented three-bedroom detached home offers stylish and thoughtfully arranged accommodation. The property features a spacious living room, an impressive kitchen/dining room with French doors opening onto the landscaped rear garden, and a separate utility room. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom. Further benefits include driveway parking for two vehicles, a single garage, an attractive frontage with established greenery, and a private rear garden designed for both relaxing and entertaining.

Situated in the village of Meon Vale, this beautifully presented three-bedroom detached home enjoys an attractive position with a well-maintained frontage featuring established greenery and a pathway leading to the front door. The property also benefits from driveway parking for two vehicles, a side gate providing access to the rear garden, and a single garage.

The welcoming entrance hall provides access to a useful downstairs WC and staircase rising to the first floor. To the front of the property, the generous living room is filled with natural light from the large window, creating a comfortable and inviting space for relaxing and entertaining.

To the rear, the stylish kitchen/dining room forms the heart of the home and has been designed with both practicality and social living in mind. Featuring a range of contemporary fitted units with integrated cooking appliances and ample worktop space, the room easily accommodates a dining table whilst French doors open directly onto the garden, creating an excellent indoor-outdoor flow during the warmer months. A separate utility room provides additional storage and laundry space, keeping the main kitchen area clutter free.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys the benefit of fitted wardrobes and a modern en-suite shower room. Bedroom two is a comfortable double room, whilst bedroom three is another attractive and versatile room overlooking the rear aspect. The family bathroom is finished in a neutral style and fitted with a bath and overhead shower.

Outside, the rear garden has been attractively landscaped with a paved seating area and lawn, bordered by established planting and hedging to create a pleasant degree of privacy. The detached garage and driveway provide useful parking and storage solutions.

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.

Hall	
Living Room	12'0" x 12'11" (3.68m x 3.94m)
Kitchen/Dining Room	9'3" x 18'2" (2.84m x 5.55m)
Utility	5'6" x 5'9" (1.69m x 1.76m)
W.C	
Landing	
Bedroom 1	10'8" x 11'10" (3.27m x 3.63m)
Bedroom 2	9'5" x 9'6" (2.88m x 2.91m)
Bedroom 3	9'5" x 8'3" (2.88m x 2.54m)
En-suite	5'10" x 6'0" (1.78m x 1.83m)
Bathroom	6'9" x 5'10" (2.06m x 1.78m)
Garage	18'10" x 9'0" (5.75m x 2.76m)

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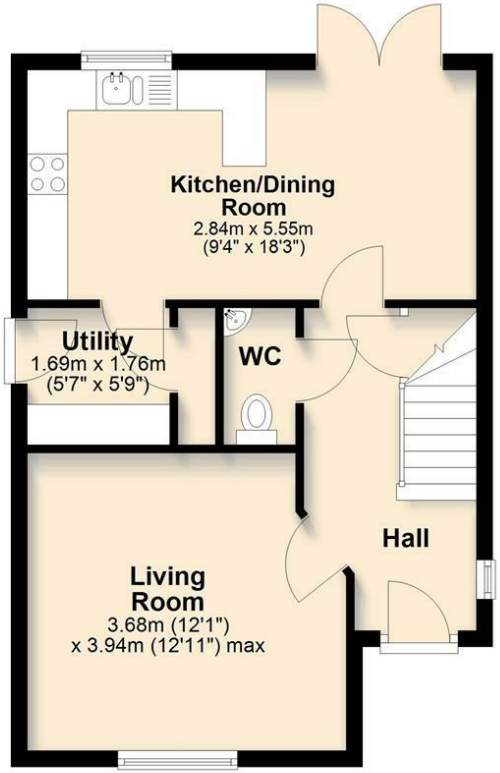
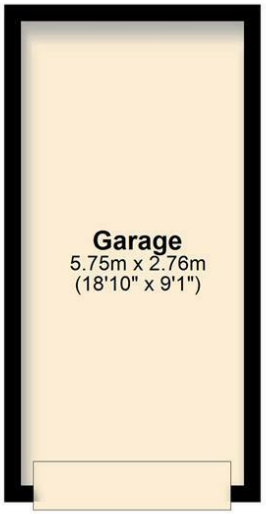
Ground Floor

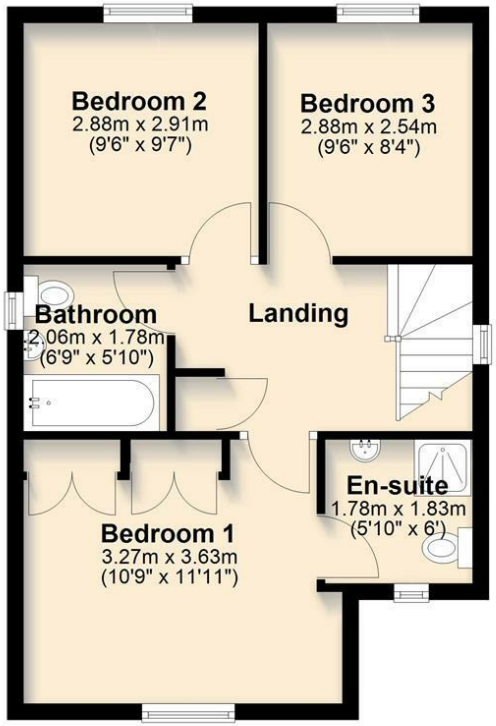
Approx. 60.2 sq. metres (648.0 sq. feet)



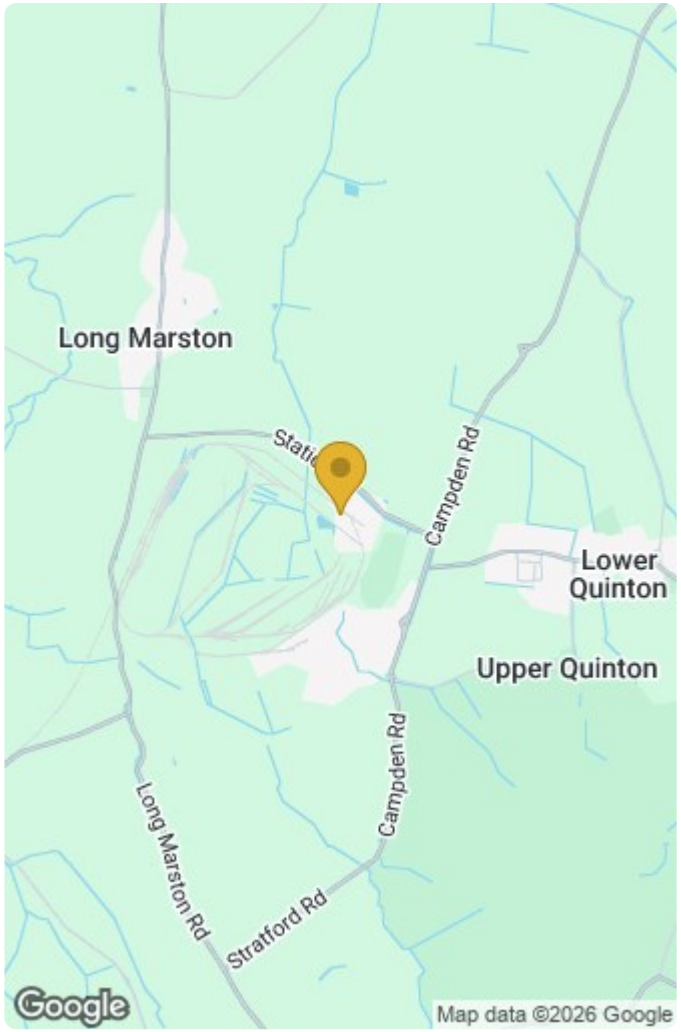


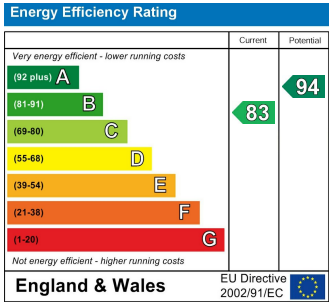
First Floor

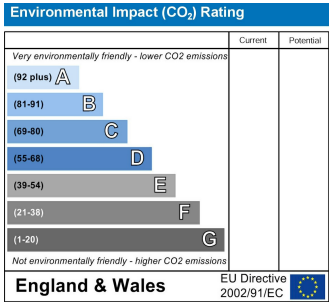
Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.1 sq. feet)







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