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Langate Fields , Meon Vale
Stratford-upon-Avon, CV37 8GP

Jeremy
McGinn & Co

Available at Asking Price £425,000



A chance to acquire an attractive double-fronted family home, offering a simply stunning outlook over Meon Hill and positioned on the edge of the popular Meon Vale development which benefits from a local shop, primary school, community coffee shop and leisure centre, as well as being easily accessible to nearby Stratford upon Avon and The Cotswolds.

The property is well-presented throughout with the internal accommodation comprising; Entrance Hall, Bay-Fronted Living Room, Study/Dining Room, Kitchen Dining Room with double doors leading out to the garden, Utility Room and Ground Floor Cloakroom. To the first floor, a central landing gives access to all rooms - the Master Bedroom is located at the rear of the property and benefits from an en-suite Shower Room. There are then three further bedrooms; two Doubles and a good sized Single Bedroom and a modern Family Bathroom.

Outside, the rear garden benefits from two patio terrace areas, central lawn and plenty of mature planting of fruit trees.

The property has a single garage and a driveway, offering parking for 2 cars.





Tax Band: E
Council: Stratford on Avon District Council

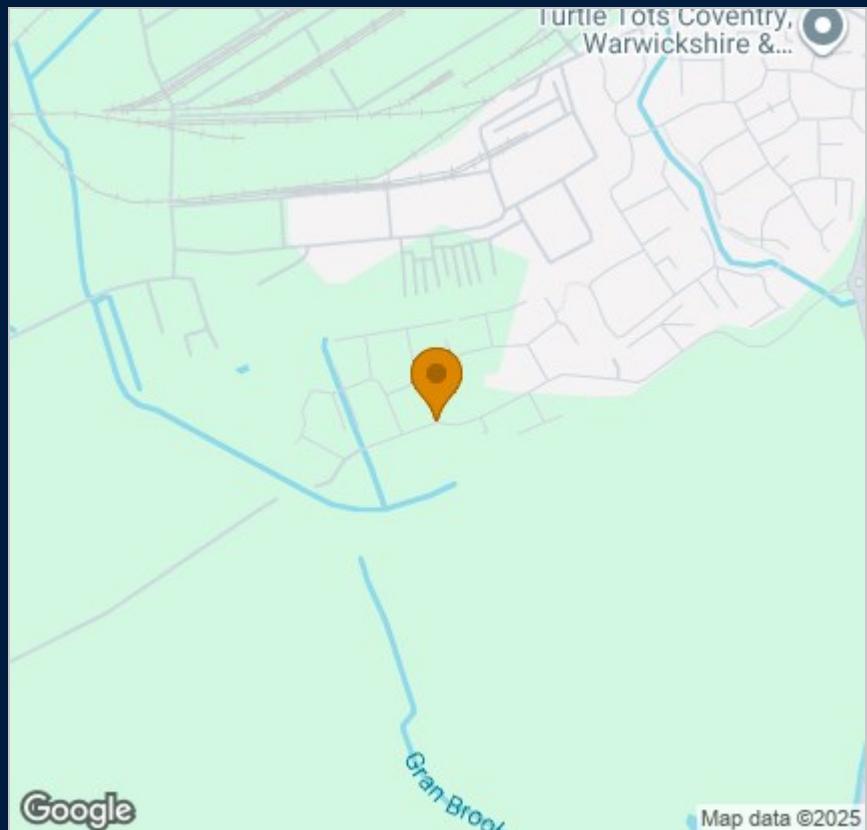
Tenure: Freehold



Floor Plan



Map



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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