



# Duncan Road , Meon Vale

Stratford-upon-Avon, CV37 8YP

Jeremy  
McGinn & Co 

# Available at Guide Price £375,000



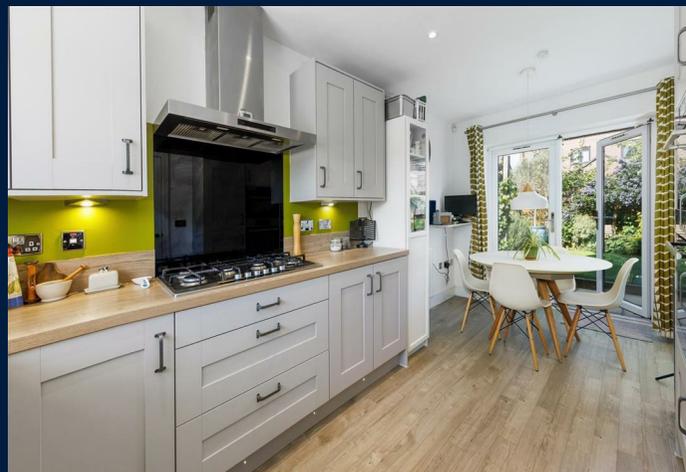
A chance to acquire a double-fronted detached home, set in a tucked away position within the popular Meon Vale development. Meon Vale is approximately 4 miles from Stratford upon Avon and the edge of The Cotswolds and offers a wealth of amenities including local shop, primary school, coffee shop and leisure centre and benefits from some delightful countryside walks through the nearby woodland or along The Greenway. The property itself enjoys a delightful aspect to the front, overlooking a green space and balancing pond and benefits from a single garage and off-road parking for 2-3 cars.

The current owners bought from new and added a number of upgrades to the original specification including Amtico flooring, AEG appliances, plinth lights and glass splash back in the kitchen and shower over bath in main bathroom.

The property is entered into a spacious entrance hallway, with the dual-aspect Living Room off to the right hand side, enjoying double patio doors leading out to the rear garden. The Kitchen Dining Room, also with double doors to the rear garden, benefits from a range of wall and base units, double oven, gas hob, integrated fridge freezer and dishwasher and there is a useful utility / storage cupboard, with plumbing for white goods. A downstairs WC / cloakroom completes the ground floor.

To the first floor, the main double bedroom benefits from a built-in wardrobe and a generous en-suite shower room. The second bedroom is also a good-sized double, with plenty of space for wardrobes and third bedroom would make a small double if necessary but is currently used as a home office.

Outside, the beautiful rear garden has been incredibly well loved and maintained by the current owners, with a number of patio areas, mature planting, raised beds and lawned area. From here, a gate leads out to the single garage and tandem driveway.





**Tax Band: D**

**Council: Stratford upon Avon**

**Tenure: Freehold**

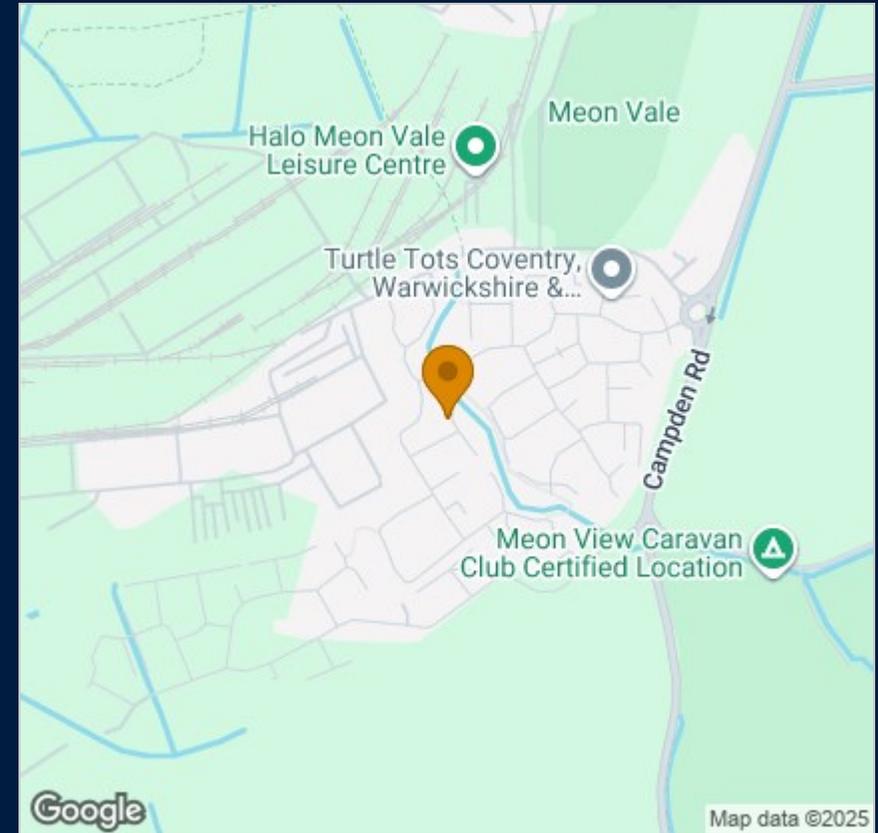
Stratford-Upon-Avon - Internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities.

Regular rail services to Birmingham make this an ideal place from which to commute whilst fast train services give access to London in a little over an hour from nearby Warwick Parkway. The M40 is with a 15 minute drive providing easy access to the excellent Midland motorway network along with Birmingham International Airport.

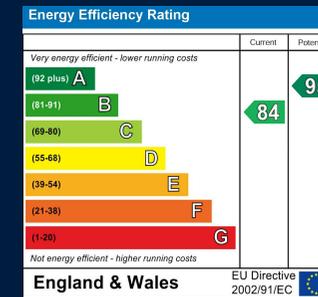
# Floor Plan



# Map



# Energy Performance



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