



Sycamore Gardens, Stratford-Upon-Avon, CV37 8FW

£430,000

 **KING**  
HOMES

**\*\* Five Bedroom Detached Family Home \*\* Spacious open-plan kitchen/dining/family room \*\* Two Reception Rooms \*\* Two Bathrooms \*\* Driveway Parking  
\*\* Detached Garage \*\*** A well-presented five-bedroom detached family home offering generous and flexible accommodation arranged over two floors. The property features a spacious open-plan kitchen/dining room with doors opening onto the rear garden, a separate living room, office/snug and a downstairs cloakroom. Upstairs provides five bedrooms and two bathrooms. Outside, there is an enclosed rear garden and a detached single garage, making this an ideal home for modern family living.



This very well-presented five-bedroom detached family home offers generous and flexible accommodation arranged over two floors and benefits from a separate garage. The property is ready to move into and provides all the advantages buyers seek in a newer-style home.

You enter via the front door into a welcoming entrance hall, with stairs rising to the first floor and doors leading to the principal ground floor rooms. To the front of the property is a well-proportioned living room, offering a comfortable and defined reception space with a window overlooking the front aspect.

To the rear is an impressive open-plan kitchen/dining room, extending across the width of the property. This light and sociable space comfortably accommodates both dining and seating areas and is ideal for family life and entertaining, with French doors opening directly onto the rear garden. The kitchen is fitted with an attractive range of wall and base units and provides ample worktop and storage space.

Also on the ground floor is a useful office/snug, ideal for home working, a playroom or an additional sitting room, along with a handy downstairs cloakroom.

The first floor opens onto a central landing, with doors leading to five bedrooms, two bathrooms and storage. The principal bedroom is a comfortable double room, well positioned within the layout. Bedrooms two, three and four are all well-sized rooms, while the fifth bedroom offers flexibility as a nursery, dressing room or home office.

The accommodation is served by two bathrooms, one positioned off the landing and another conveniently located near the principal bedroom, helping to ease the demands of busy family life.

Outside, the rear garden offers a good-sized enclosed space, mainly laid to lawn with room for outdoor seating and entertaining. There is also access to the detached single garage, providing secure parking or useful additional storage.

Overall, this is a well-balanced and thoughtfully laid-out home, offering generous proportions and versatility, making

it an excellent choice for families seeking a property that is ready to enjoy from day one.

#### LOCATION

Meon Vale is set within surrounding countryside and is conveniently located between Stratford-upon-Avon and the Cotswold town of Chipping Campden, offering an excellent balance of rural living and everyday convenience. The village benefits from a range of on-site amenities including a convenience store, gym and sports centre, village hall, primary school, and a well-regarded park with café, along with an additional local café, The Barn. Nearby amenities include a Budgens store with fuel station, Stratford Garden Centre, and healthcare facilities such as a doctor's surgery, dentist and post office in the neighbouring village of Quinton. The area is ideal for families and outdoor enthusiasts alike, with a Good Ofsted-rated primary school and an abundance of scenic countryside walks, including routes along Meon Hill, the Greenway and surrounding woodlands.

#### Hall

**Kitchen/Dining Room** 10'1" x 26'6" (3.09m x 8.10m)

**Living Room** 16'3" x 10'7" (4.96m x 3.25m)

**Office/Snug** 9'10" x 8'4" (3.02m x 2.56m)

**Utility** 5'4" x 8'4" (1.63m x 2.56m)

#### W.C

**Landing** 3'1" x 9'2" (0.95m x 2.80m)

**Bedroom 1** 9'8" x 10'11" (2.95m x 3.35m)

**En-suite** 5'4" x 6'5" (1.65m x 1.97m)

**Bedroom 2** 14'0" x 8'4" (4.27m x 2.56m)

**Bedroom 3** 10'6" x 8'11" (3.21m x 2.73m)

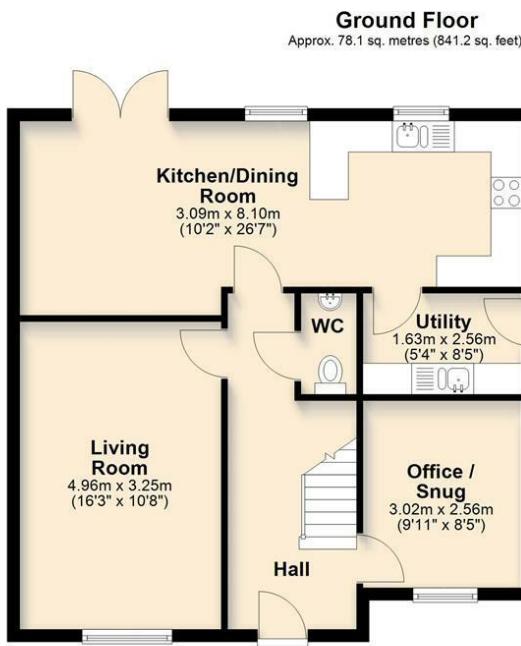
**Bedroom 4** 8'8" x 9'11" (2.65m x 3.04m)

**Bedroom 5** 8'9" x 7'1" (2.68m x 2.18m)

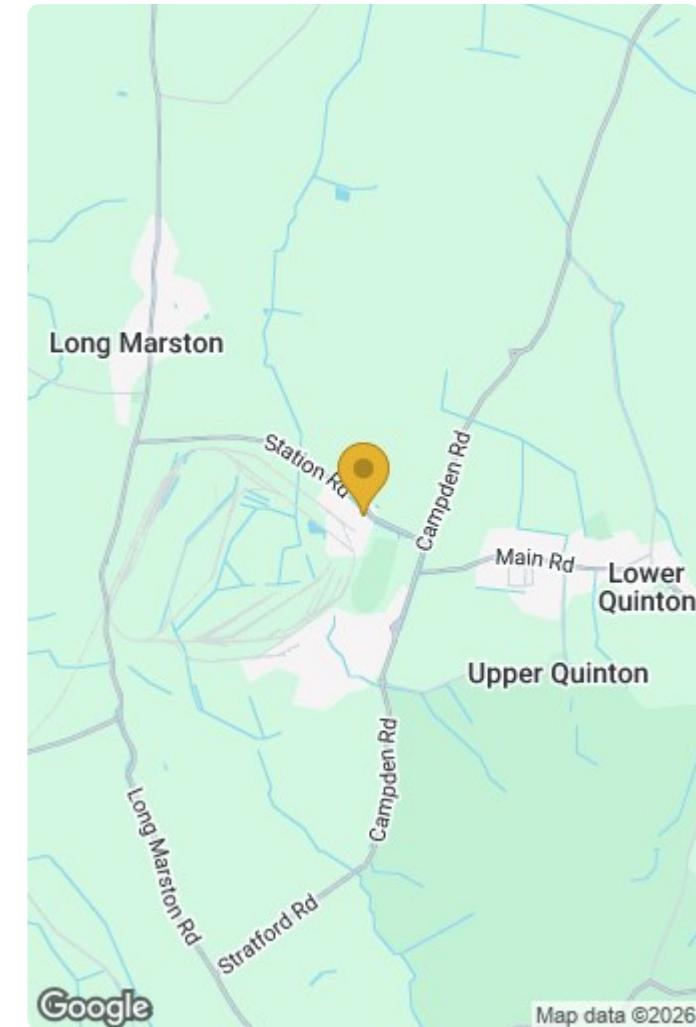
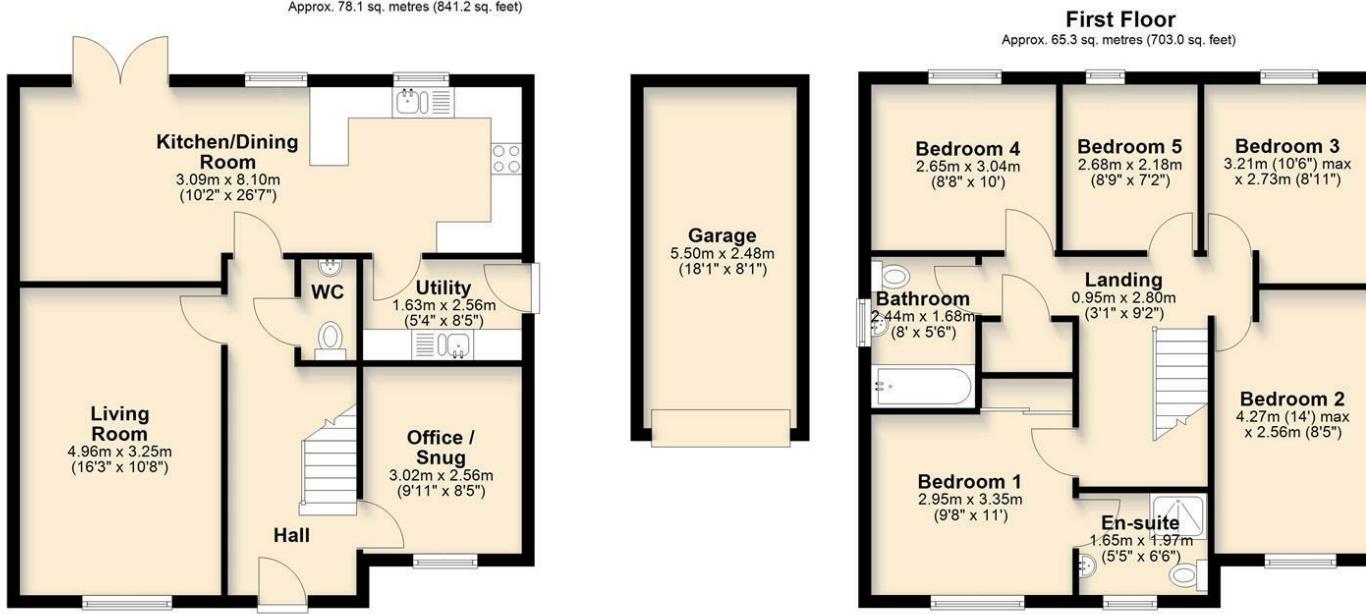
**Bathroom** 8'0" x 5'6" (2.44m x 1.68m)







Total area: approx. 143.5 sq. metres (1544.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	93
(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	

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