



Millard Drive, Long Marston, Stratford-upon-Avon, CV37 8DW

Offers over £270,000



**** Stylish Modern Two Bedroom Semi-Detached Home ** Tucked Away in a Quiet Cul-De-Sac ** Peaceful Outlook Across Green Space ** Driveway Parking ** Private Enclosed Rear Garden **** A beautifully presented two-bedroom semi-detached home enjoys a peaceful outlook across green space. The ground floor features a welcoming hallway, spacious living room, guest WC, and a stylish kitchen/diner with integrated fridge/freezer, oven, hob and extractor fan, plus space for additional appliances, opening onto the rear garden. Upstairs offers two generous bedrooms and a contemporary bathroom. Outside, there is driveway parking for multiple vehicles and a private rear garden – a versatile home in a sought-after location, just a short drive from Stratford-upon-Avon.



Tucked away within a quiet cul-de-sac on the popular Meon Vale development, this beautifully presented two-bedroom semi-detached home enjoys a peaceful setting, complemented by an attractive open outlook across green space to the front. The property benefits from driveway parking to the side for multiple vehicles, along with a fore garden and gated side access leading to the rear.

Entering through the front door, the ground floor offers a well-balanced and practical layout, beginning with a welcoming hallway. To the front, a spacious living room provides a comfortable place to relax, complete with a useful under-stairs storage cupboard. An inner hallway leads through to a guest WC and an additional built-in storage cupboard. To the rear, the kitchen/diner is both stylish and functional, featuring a range of fitted units with an integrated fridge/freezer, oven, hob and extractor fan, along with space for additional appliances and dining. Double doors open directly onto the garden—ideal for both everyday living and entertaining.

Upstairs, there are two generously sized double bedrooms. The main bedroom enjoys a pleasant outlook to the front across the green, while the second bedroom overlooks the rear garden, making it a versatile space. The family bathroom completes the first floor and is fitted with a modern suite, including a bath with shower over, wash basin and WC, finished to a clean and contemporary standard. Outside, the rear garden is enclosed and thoughtfully arranged, featuring a lawn, patio seating area and a garden shed, creating a space well suited to relaxing or socialising. Gated side access leads back to the front of the property, while the open aspect to the front enhances the overall sense of space and setting.

LOCATION

Nestled at the end of a private drive, this property boasts an enviable location overlooking open green space. 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 12'9" x 9'5" (3.89m x 2.88m)

Inner Hallway

W.C 4'7" x 4'11" (1.42m x 1.52m)

Kitchen/Diner 8'6" x 12'7" (2.60m x 3.84m)

Landing

Bedroom 1 10'9" x 12'7" (3.30m x 3.84m)

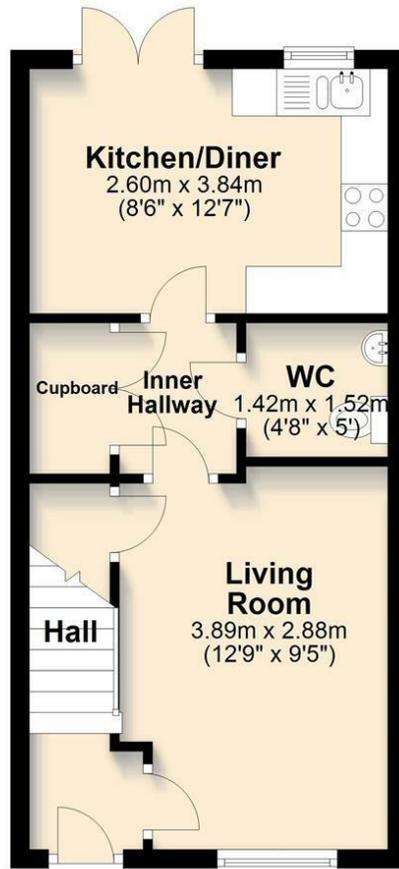
Bedroom 2 8'10" x 12'7" (2.70m x 3.86m)





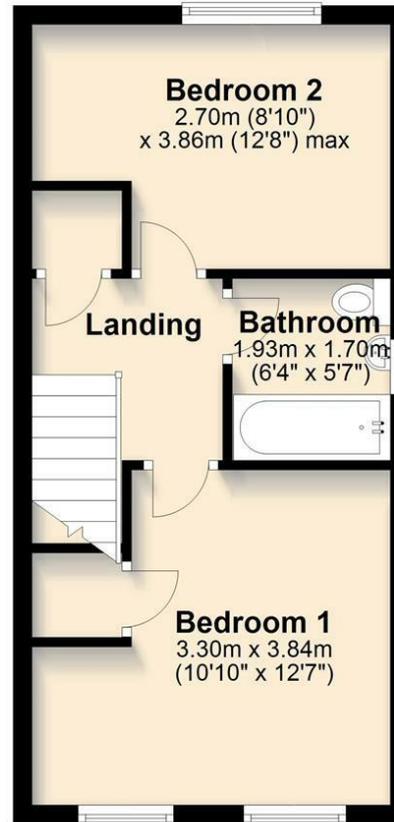
Ground Floor

Approx. 31.6 sq. metres (340.3 sq. feet)

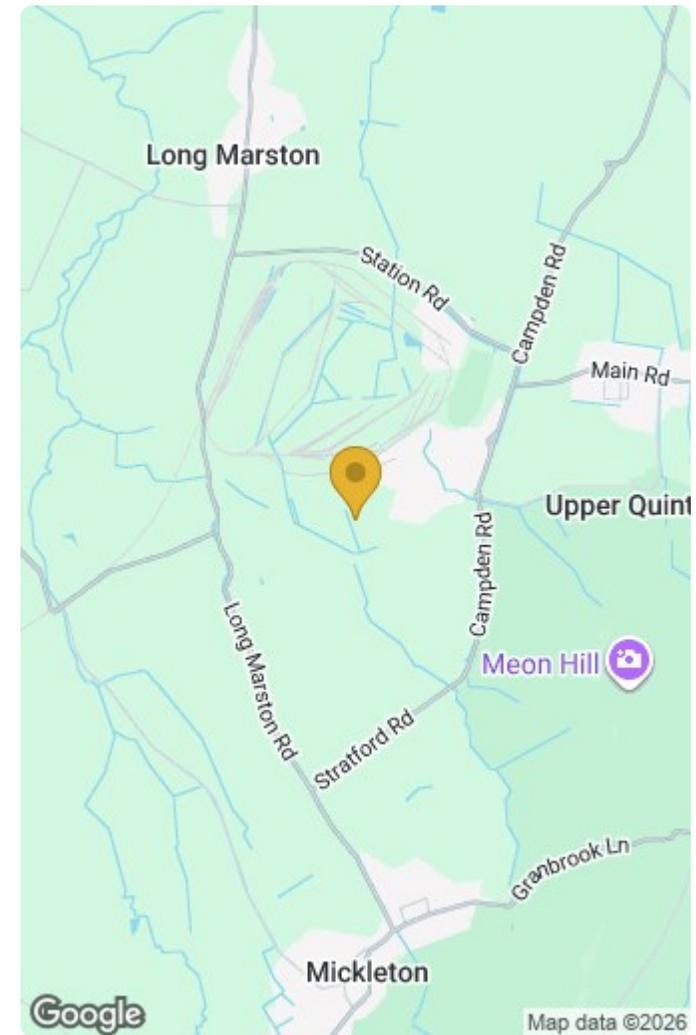


First Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



Total area: approx. 63.1 sq. metres (679.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	