



Millard Drive, Meon Vale, Stratford-upon-Avon, CV37 8DW

Offers over £280,000



**** Stylish Modern Two Bedroom Semi-Detached Home ** High Specification ** Three Car Driveway **** Envable location, tucked away at the end of a private drive, this beautifully presented two-bedroom semi-detached home enjoys a peaceful and enviable position, overlooking open green space. Designed with style and practicality in mind, the high-specification interior includes a welcoming hallway, spacious living room, guest WC, and a sleek open-plan kitchen/diner with integrated appliances and French doors opening onto the landscaped rear garden. Upstairs, both double bedrooms feature fitted wardrobes, and the main bedroom enjoys charming views to the front. A contemporary family bathroom completes the accommodation. Outside, the landscaped rear garden is perfect for entertaining, while driveway parking for three cars adds convenience. This home is truly a gem for those seeking a comfortable and stylish living space. **** 10 minute drive to Stratford-Upon-Avon town centre and Chipping Campden. ****There is an extensive list of high-quality furniture available for purchase in addition/within a purchase price for the property. An inventory list is available upon request and will also be provided during the viewing******



Tucked away at the end of a private no through road, this beautifully presented two-bedroom semi-detached home enjoys a peaceful and private setting, with an attractive open outlook across green space to the front. Driveway parking for up to three vehicles to the side, fore garden with path leading to the front door and gated side access to the rear garden.

Entering through the front door the ground floor enjoys the perfect layout, starting with a welcoming hallway that sets the tone for the home. A spacious living room to the front, complete with a convenient under-stairs storage cupboard. A separate inner hall gives access to a guest WC, and a further built-in store cupboard. To the rear, the stylish kitchen/diner offers plentiful cabinetry, integrated appliances and sleek worktops, with French doors opening directly onto the garden — ideal for entertaining or relaxing outdoors.

Upstairs, there are two generous double bedrooms, both benefitting from fitted wardrobes and a family bathroom. The main bedroom enjoys views over the green, while the second bedroom overlooks the rear garden. A modern family bathroom completes the first floor. The bathroom itself is beautifully designed, featuring a bath with a sleek glass-enclosed overhead shower, a W.C., and a hand wash basin, all enhanced by high-end finishes for a touch of elegance.

Outside, the landscaped rear garden is fully enclosed with fencing and benefits from gated access to the front of the property. Thoughtfully designed, it features a well-maintained lawn, a spacious paved patio—perfect for relaxing or hosting barbecues—and a practical garden shed for additional storage.

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.

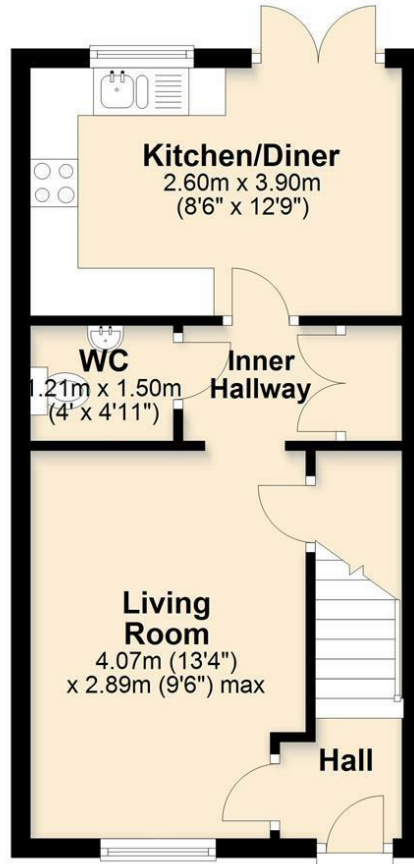
Hall	
Living Room	13'4" x 9'5" (4.07m x 2.89m)
Inner Hallway	
WC	
Kitchen/Diner	8'6" x 12'9" (2.60m x 3.90m)
Landing	
Bedroom 1	10'4" x 9'5" (3.16m x 2.89m)
Bedroom 2	9'1" x 12'9" (2.78m x 3.90m)





Ground Floor

Approx. 31.5 sq. metres (339.3 sq. feet)

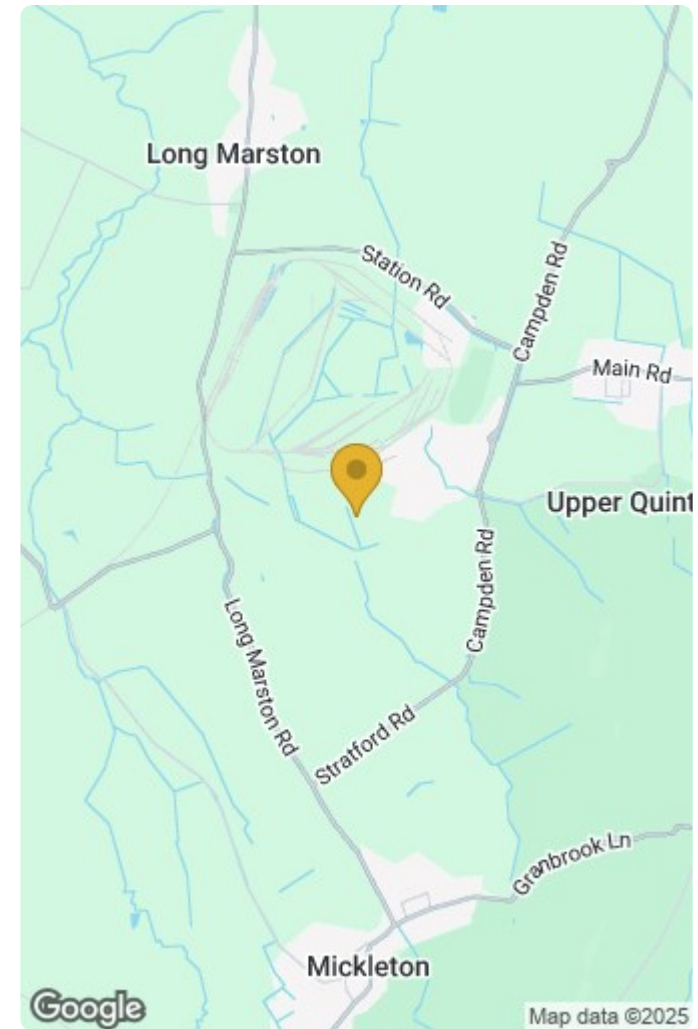


First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 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	