

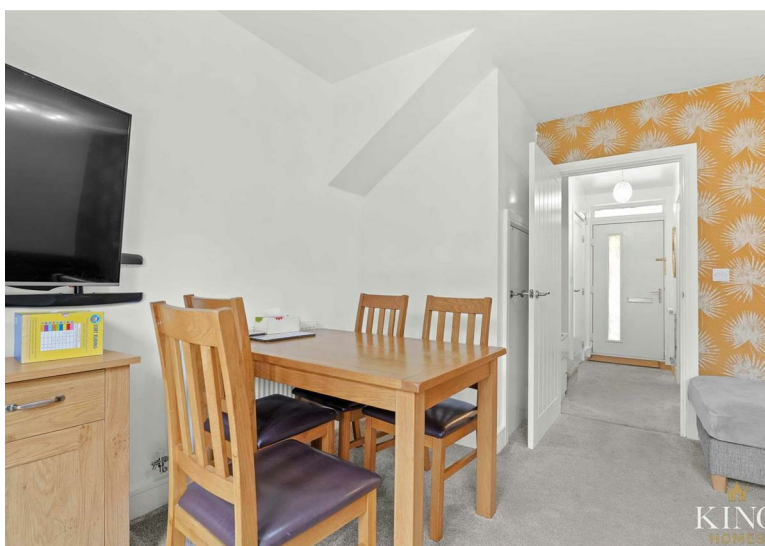


Western Heights Road, Meon Vale, Stratford-Upon-Avon, CV37 8WP

Guide price £260,000



**** Two Double Bedrooms ** Semi-Detached ** High Specification Build ** Modern Finish ** Driveway Parking ** Private Rear Garden **** A beautifully presented two-bedroom semi-detached home in the highly sought-after village of Meon Vale, built by St. Modwen Homes to an impressive specification. The property features a stylish fitted kitchen with integrated appliances, a bright and spacious lounge/diner with French doors seamlessly connecting to a private, enclosed rear garden, and two well-proportioned bedrooms with built-in storage. A modern family bathroom, driveway parking for two cars, and gated side access add to the practicality of this home. Complete with a versatile playhouse and set within a friendly, well-connected community, this property is perfect for first-time buyers, downsizers, or investors seeking comfort, style, and convenience.



A beautifully presented two-bedroom semi-detached home, built by St. Modwen Homes to a high specification and located in the desirable village of Meon Vale. This stylish property offers modern, comfortable living within a friendly and well-connected community surrounded by open green spaces and excellent local amenities.

To the front of the property there is a driveway providing parking for two cars, along with a path leading to the front door and gated side access to the rear garden, offering both convenience and privacy.

Inside, a welcoming hallway leads to the modern fitted kitchen at the front, featuring a range of integrated appliances and ample storage. A guest WC sits off the hallway, while to the rear the spacious lounge/diner provides an inviting open-plan living area with French doors opening onto the garden. When open, these doors create a seamless flow between indoor and outdoor spaces, perfect for entertaining or relaxing.

Upstairs, there are two well-proportioned bedrooms, both offering built-in storage, and a stylish family bathroom finished with contemporary tiling and fittings.

The enclosed rear garden enjoys a good degree of privacy and includes a versatile play house (3m x 3m)—a great addition for families.

Built by St. Modwen Homes and benefiting from the remaining NHBC warranty, this attractive home combines quality craftsmanship with thoughtful design. It represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

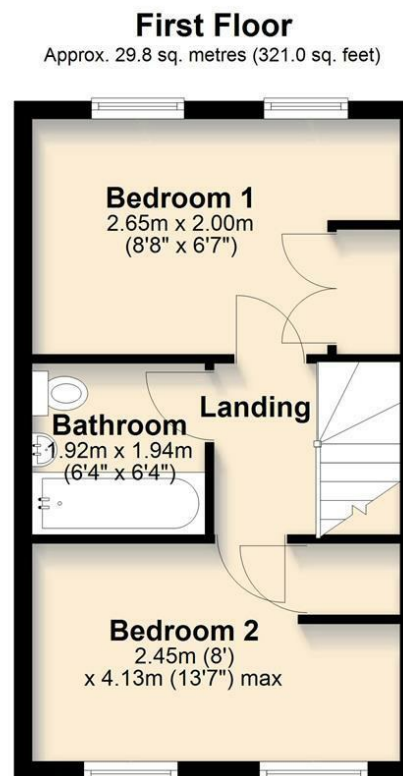
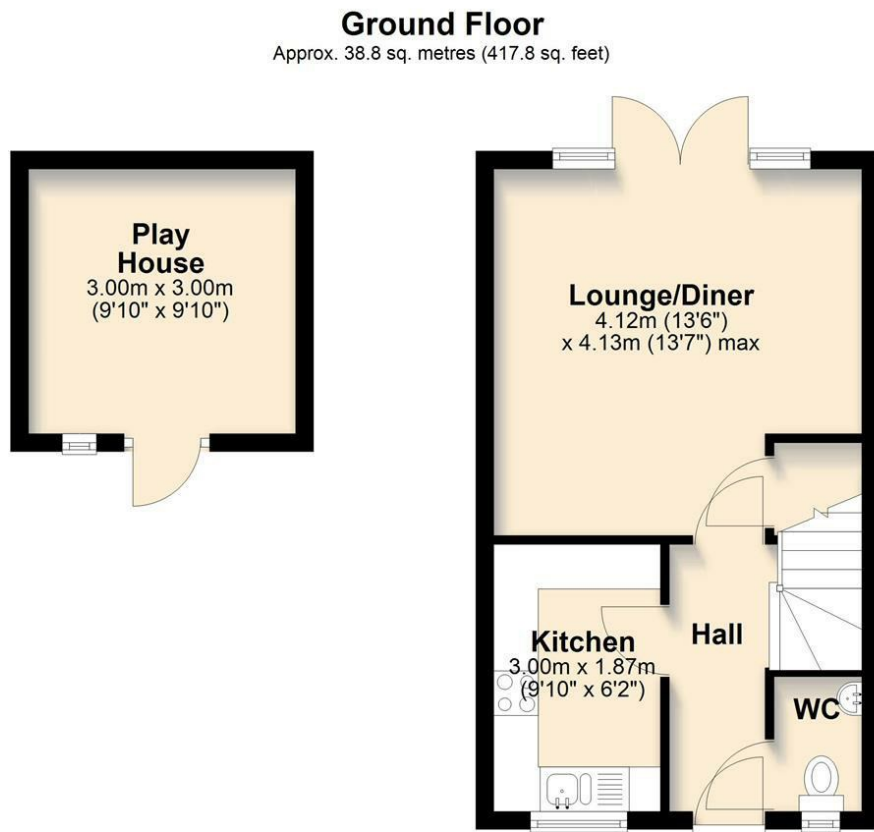
Location: Meon Vale Village offers amenities, including the convenience store 'Londis', a sports centre with a gym, a village hall, and a beautiful park with a cafe and also another the local café, 'The Barn', perfect for casual outings. There is also a Budgens store with fuel station close by and Stratford 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.

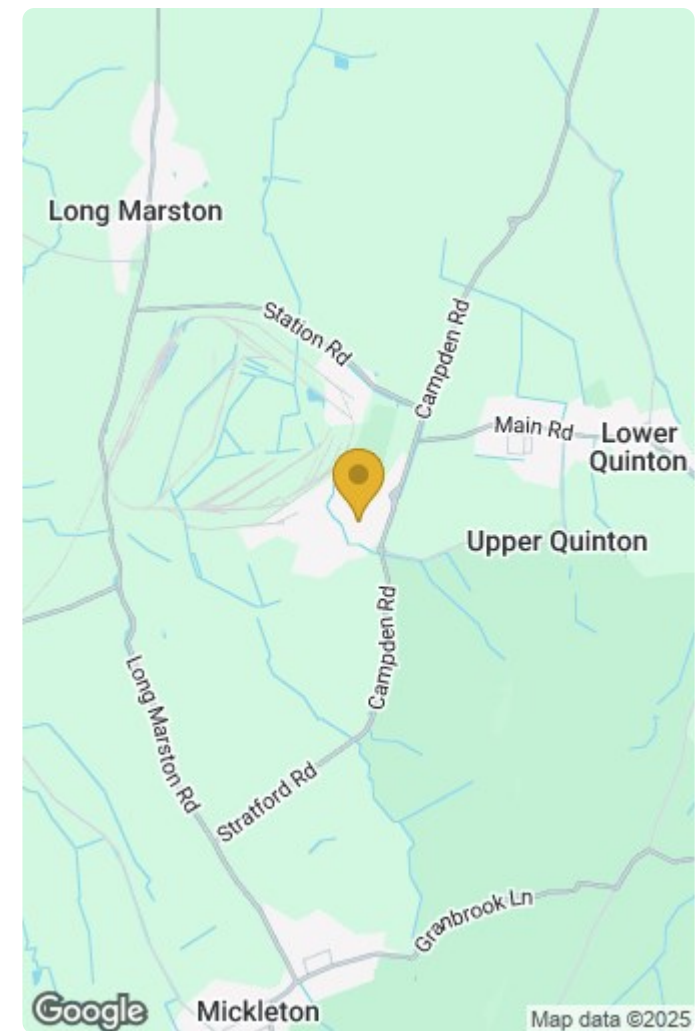
Hall	
Kitchen	9'10" x 6'1" (3.00m x 1.87m)
Lounge/Diner	13'6" x 13'6" (4.12m x 4.13m)
W.C	
Landing	
Bedroom 1	8'8" x 6'6" (2.65m x 2.00m)
Bedroom 2	8'0" x 13'6" (2.45m x 4.13m)
Bathroom	6'3" x 6'4" (1.92m x 1.94m)







Total area: approx. 68.6 sq. metres (738.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	97
	83
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-48) D (21-34) E (1-20) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	