



Gundulf Road, Stratford-Upon-Avon, CV37 8WX

Offers over £600,000



****2132 sq ft approx**** Immaculately presented, this executive four double bedroom, THREE BATHROOM detached family home is a true gem. Located in a highly sought-after area of Meon Vale, the property offers breathtaking views of Meon Hill. The generous plot includes a DETACHED DOUBLE GARAGE, off-road parking, electric car charging port, and a beautifully landscaped rear garden.

Upon entering, you are greeted by a spacious entrance hallway with Amtico flooring, and a convenient downstairs WC. Within the home, you will find a generously sized living room complete with double French doors that open up to the rear of the property, an open plan modern fitted kitchen/family/breakfast room with double French doors that lead out to the rear garden, a utility room with side access, a large dining room, and a study. The four double bedrooms include a master bedroom with a dressing area and en-suite, as well as a second bedroom with its own en-suite. Completing the home is a family bathroom.

With gas central heating and double glazing, this property offers a comfortable and ready-to-move-in accommodation. Properties of this exceptional standard are rarely available, making early viewing essential to fully appreciate the attractive setting and all that this property has to offer.

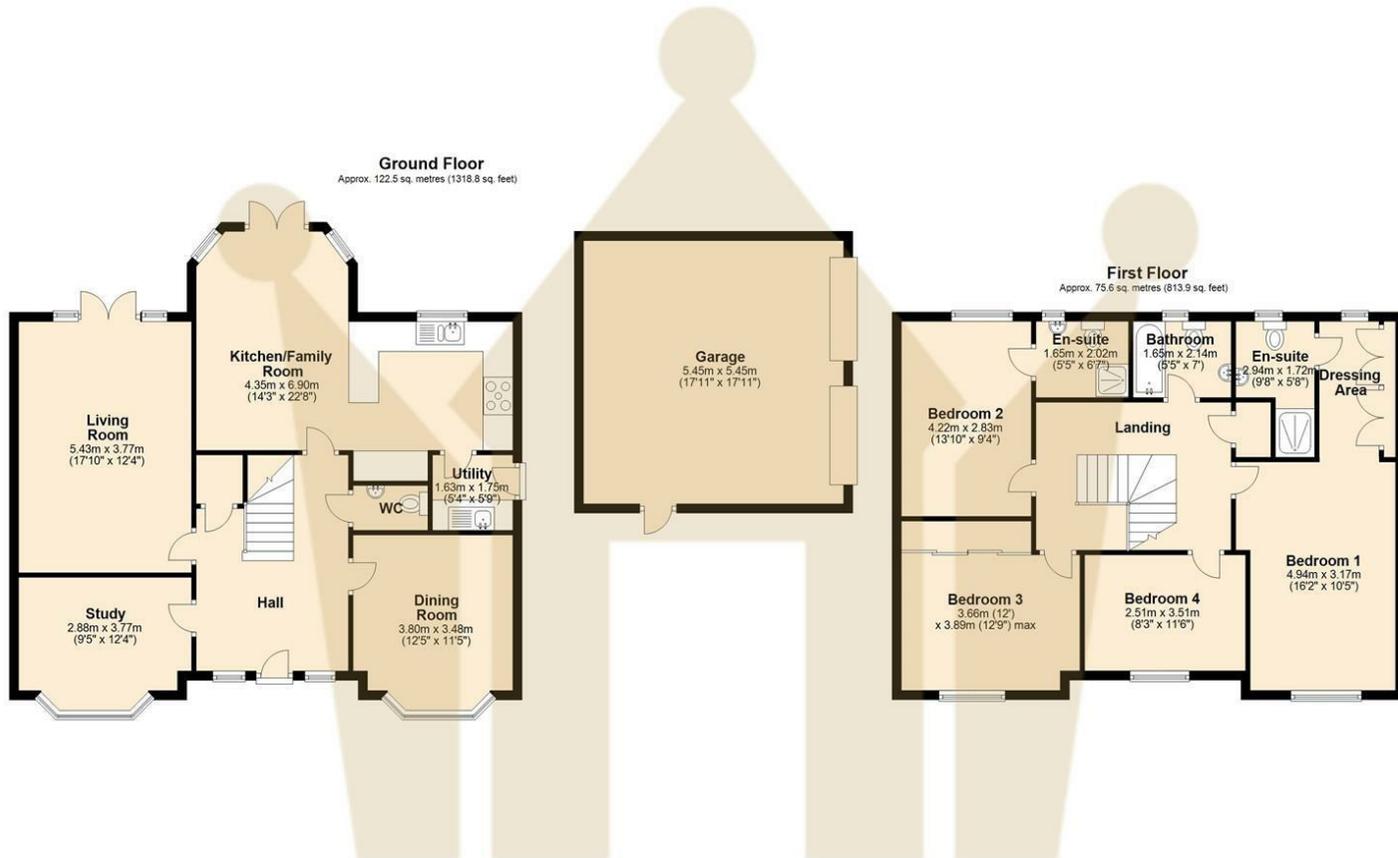
Meon Vale is an attractive development, situated 6 miles from Stratford-upon-Avon. It has a local sports centre, village hall and primary school, a coffee shop and large village shop (open 365 days of the year), community parkland and fibre optic broadband. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south.



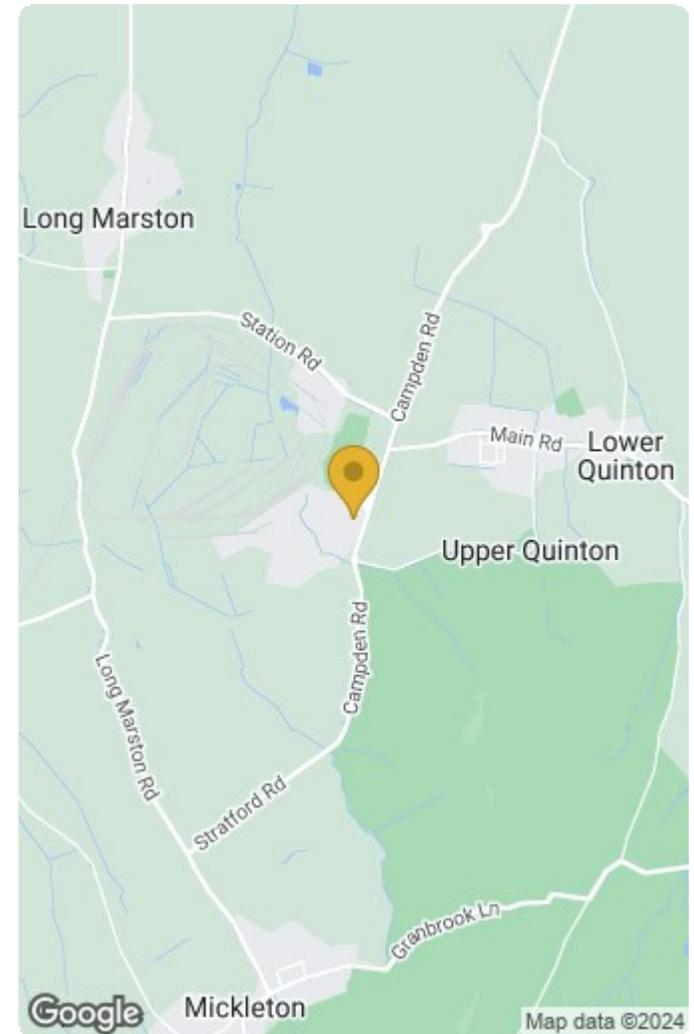
| | |
|------------------------------|---------------------------------|
| Hall | |
| Living room | 17'9" x 12'4" (5.43m x 3.77m) |
| Kitchen / Family Room | 14'3" x 22'7" (4.35m x 6.90m) |
| Utility | 5'4" x 5'8" (1.63m x 1.75m) |
| Dining Room | 12'5" x 11'5" (3.80m x 3.48m) |
| Study | 9'5" x 12'4" (2.88m x 3.77m) |
| WC | |
| Landing | |
| Bedroom One | 16'2" x 10'4" (4.94m x 3.17m) |
| Dressing Area | |
| En-Suite | 9'7" x 5'7" (2.94m x 1.72m) |
| Bedroom Two | 13'10" x 9'3" (4.22m x 2.83m) |
| En-Suite | 5'4" x 6'7" (1.65m x 2.02m) |
| Bedroom Three | 12'0" x 12'9" (3.66m x 3.89m) |
| Bedroom Four | 8'2" x 11'6" (2.51m x 3.51m) |
| Bathroom | 5'4" x 7'0" (1.65m x 2.14m) |
| Garage | 17'10" x 17'10" (5.45m x 5.45m) |







Total area: approx. 198.1 sq. metres (2132.8 sq. feet)



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