



Millard Drive, Stratford-Upon-Avon, CV37 8DW

Offers over £400,000



**KING**  
HOMES

\*\* Four Bedroom Detached \*\* Fantastic Open Plan Kitchen / Dining / Family Room & Separate Living Room \*\* Generous Landscaped Rear Garden \*\*  
Presented to a High Standard \*\* Master Bedroom with En-suite \*\* Driveway Parking and Garage \*\* A beautifully presented four-bedroom detached, double-fronted home, constructed in 2023 and occupying a desirable corner plot within a sought-after village location. The property offers light-filled, neutral interiors throughout, a stunning L-shaped kitchen / dining / family room, a separate triple-aspect living room, a master bedroom with en-suite, driveway parking for two vehicles side by side leading to a garage, and a generous, enclosed rear garden with an extended patio — an ideal turnkey home for modern family living.



Occupying a detached corner plot within a highly desirable village location, this attractive double-fronted home, constructed in 2023, offers beautifully presented accommodation finished to a high standard throughout and ideal for modern family living.

The property is approached via a grassed foregarden with a pathway leading to the front door, while a side-by-side driveway provides parking for two vehicles and leads directly to the single garage.

Inside, the home immediately impresses with its light, neutral décor and sense of space, creating a calm and welcoming atmosphere throughout. The layout flows effortlessly, balancing open-plan living with well-defined reception areas.

The heart of the home is the thoughtfully designed L-shaped kitchen / dining / family room, finished in soft neutral tones and offering ample cabinetry, generous worktop space and a breakfast bar ideal for everyday use. There is plenty of room for a dining table, with French doors opening from the dining area onto the rear garden, while a comfortable family seating area completes this versatile and sociable space. A separate utility room provides further practicality, keeping household tasks neatly out of sight.

The separate living room is a particularly inviting space, generous in size and benefitting from a triple-aspect design that fills the room with natural light. French doors open directly onto the rear garden, making this a perfect room for both relaxing and entertaining.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the added benefit of an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The accommodation offers flexibility for family life, guests or home working.

Outside, the rear garden is a real highlight, offering a generous plot that is ideal for families and entertaining alike. A large, extended paved patio provides an excellent space for outdoor dining and seating, leading onto a well-maintained grassed lawn. The garden is fully enclosed by

fencing and benefits from gated access to the front of the property, adding both convenience and security.

**Bathroom**  
**Garage**

6'7" x 6'4" (2.03m x 1.95m)  
17'10" x 8'2" (5.45m x 2.50m)

This is a beautifully presented, turn-key home in a sought-after village setting, offering light-filled interiors, excellent outdoor space and a layout perfectly suited to modern living.

#### LOCATION

Located at Meon Way Gardens, Long Marston. 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/Dining/Family Room

24'3" x 16'6" (7.40m x 5.04m)

#### Utility

#### Living Room

17'2" x 10'2" (5.24m x 3.11m)

#### W.C

#### Landing

#### Bedroom 1

13'2" x 10'4" (4.03m x 3.15m)

#### En-suite

5'5" x 5'10" (1.66m x 1.79m)

#### Bedroom 2

10'6" x 10'2" (3.22m x 3.11m)

#### Bedroom 3

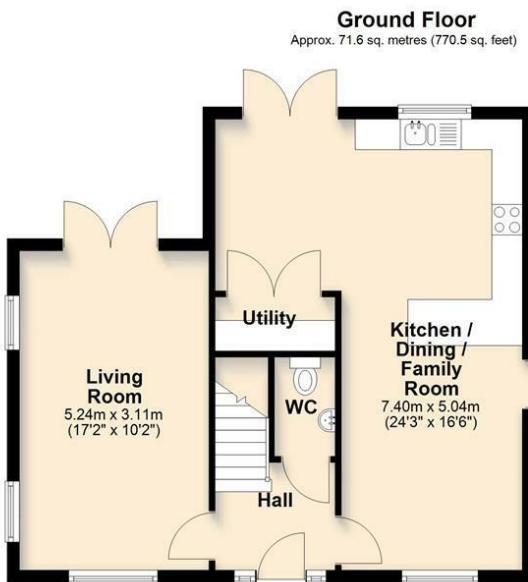
10'8" x 8'4" (3.27m x 2.55m)

#### Bedroom 4

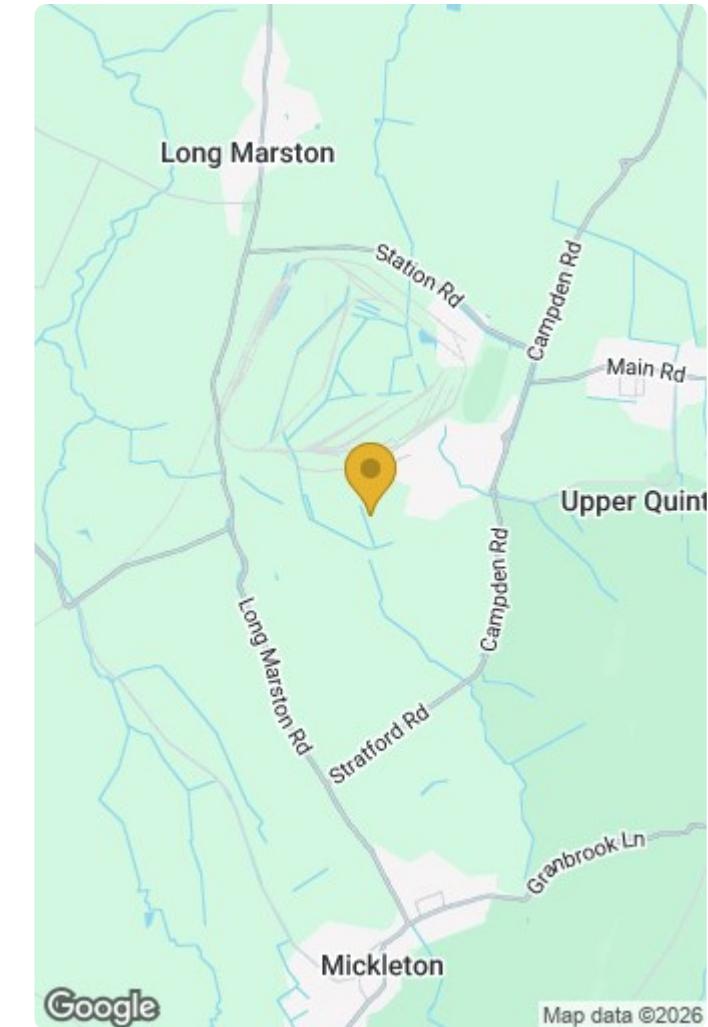
6'9" x 7'10" (2.06m x 2.39m)







Total area: approx. 126.1 sq. metres (1357.2 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			
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	