



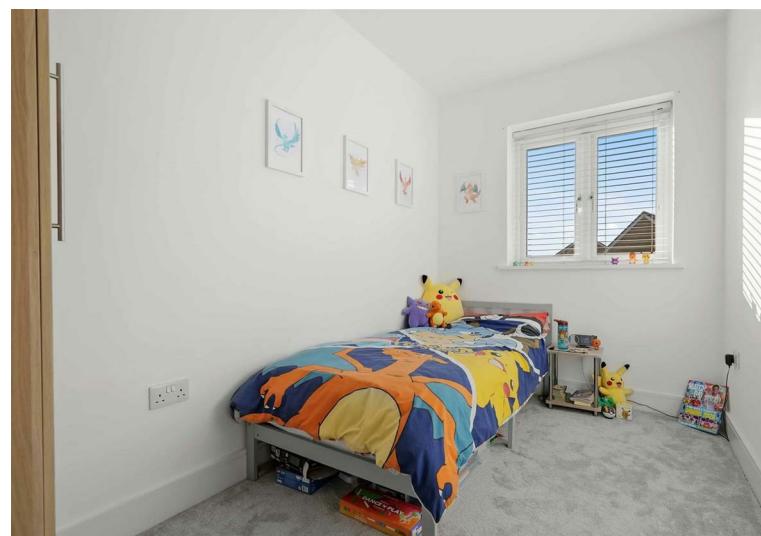
Chestnut Avenue, Stratford-Upon-Avon, CV37 8FP

£315,000



**KING**  
HOMES

**\*\* Three-Bedroom Semi-Detached \*\* Constructed by St Modwen \*\* Office Conversion within Garage \*\* Driveway Parking \*\* Good Size landscaped Garden \*\* Two Bathrooms \*\*** A well-presented three-bedroom semi-detached home built by St Modwen, situated within the popular Meon Vale development. The property offers a bright living room, kitchen/diner with French doors, utility room and cloakroom, along with a main bedroom with en-suite, two further bedrooms and a family bathroom. Outside is an enclosed larger-than-average rear garden with decked seating area, driveway parking for two vehicles and a detached garage with part conversion, ideal for home working. Meon Vale is set within countryside, conveniently located between Stratford-upon-Avon and the Cotswold town of Chipping Campden, and benefits from local amenities including a shop, gym, primary school and countryside walks.



A beautifully presented three-bedroom semi-detached home, built by St Modwen, and positioned within the heart of the highly regarded village of Meon Vale. Meon Vale is set within countryside, conveniently located between Stratford-upon-Avon and the Cotswold town of Chipping Campden. The property has been thoughtfully maintained and enhanced by the current owners and offers well-balanced accommodation, a sunny enclosed garden and the added benefit of a detached garage with part conversion, ideal for home working.

The accommodation is light and well arranged. The entrance hall provides access to the ground floor living space and stairs rising to the first floor. To the front of the property is a comfortable living room, featuring bespoke fitted storage and an understairs cupboard.

To the rear is a spacious kitchen/diner, fitted with a range of matching wall and base units and integrated appliances, with French doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining. Adjoining the kitchen is a useful utility room with additional appliance space and direct garden access, along with a ground floor cloakroom.

Upstairs, the first-floor landing leads to the main bedroom, which benefits from fitted wardrobes and a modern en-suite shower room. There are two further bedrooms, both well proportioned, along with a family bathroom.

Outside, the property enjoys a larger-than-average rear garden, predominantly laid to lawn with a decked seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed and benefits from gated side access, outside lighting and an external tap.

A particular feature of the property is the detached garage, part of which has been converted into a fully insulated office or hobby space, complete with electricity and lighting, and offering independent pedestrian access. The remaining section of the garage provides valuable storage and retains its up-and-over door. To the front, a driveway provides parking for two vehicles.

Meon Vale is set within surrounding countryside and is conveniently located between Stratford-upon-Avon and the Cotswold town of Chipping Campden, offering an excellent balance of rural living and everyday convenience. The village benefits from a range of on-site amenities including a convenience store, gym and sports centre, village hall, primary school, and a well-regarded park with café, along with an additional local café, The Barn. Nearby amenities include a Budgens store with fuel station, Stratford Garden Centre, and healthcare facilities such as a doctor's surgery, dentist and post office in the neighbouring village of Quinton. The area is ideal for families and outdoor enthusiasts alike, with a Good Ofsted-rated primary school and an abundance of scenic countryside walks, including routes along Meon Hill, the Greenway and surrounding woodlands.

#### Hall

**Living Room** 16'0" x 12'5" (4.88m x 3.81m)

**Kitchen/Diner** 11'2" x 15'6" (3.42m x 4.74m)

**Utility** 5'1" x 5'11" (1.56m x 1.81m)

#### W.C

#### Landing

**Bedroom 1** 12'5" x 8'10" (3.81m x 2.70m)

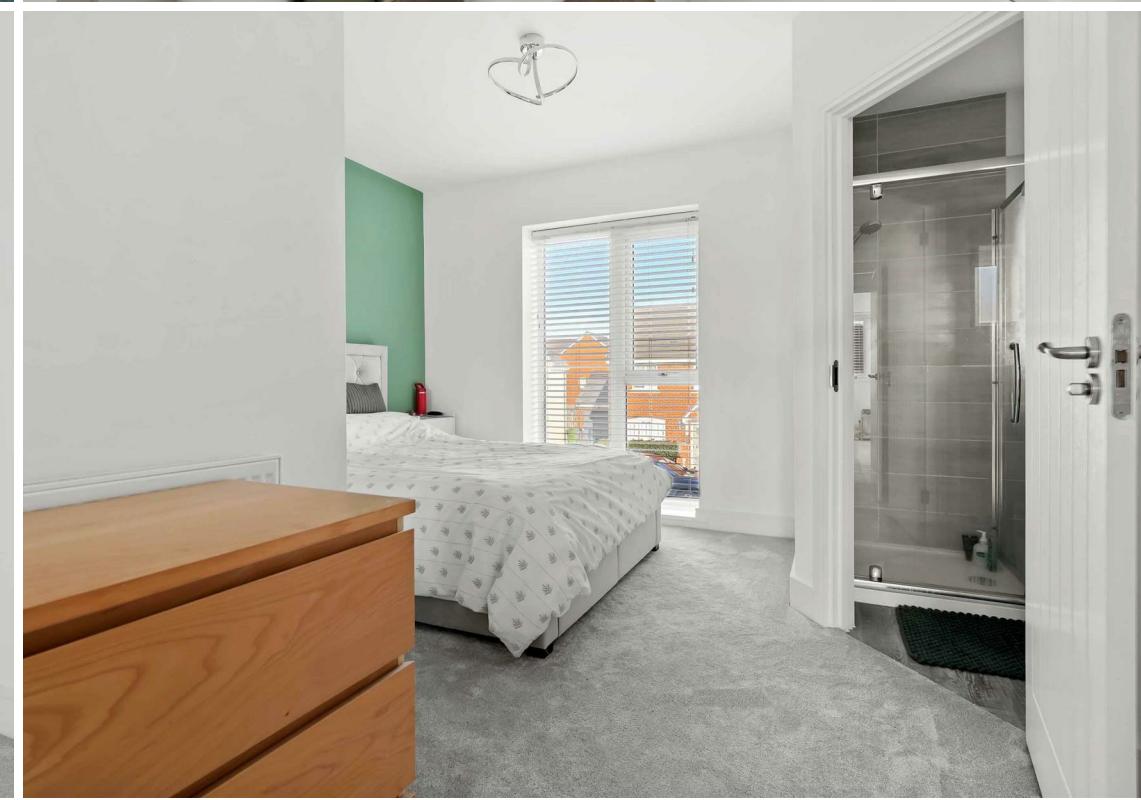
#### En-suite

**Bedroom 2** 10'4" x 8'11" (3.16m x 2.72m)

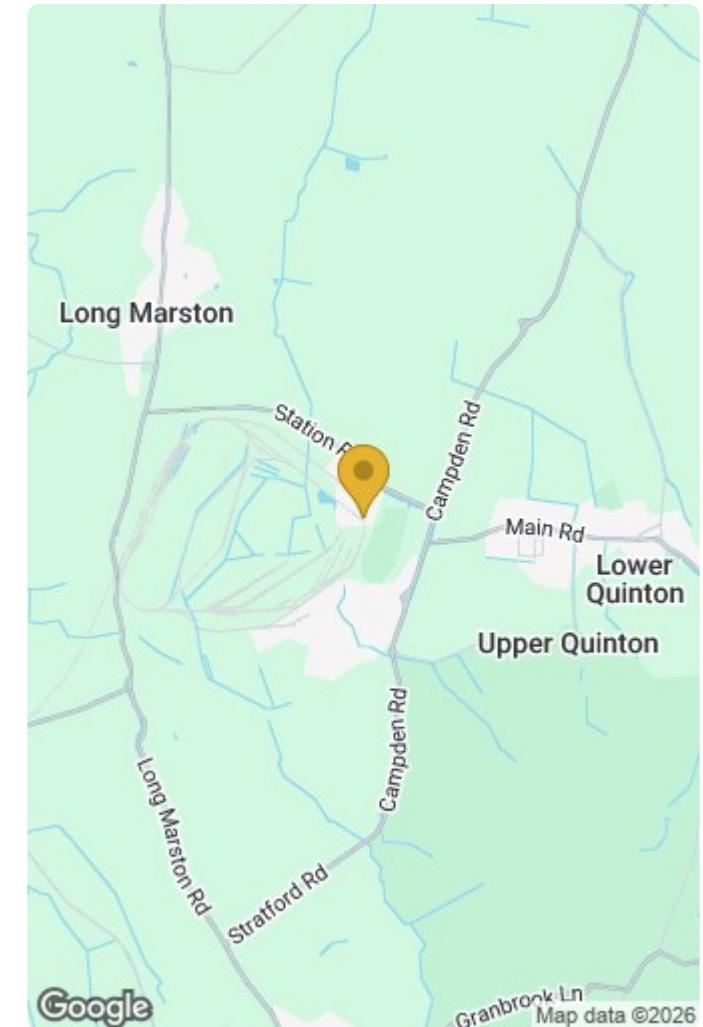
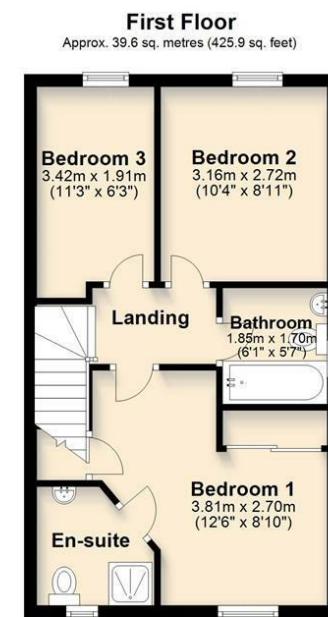
**Bedroom 3** 11'2" x 6'3" (3.42m x 1.91m)

**Bathroom** 6'0" x 5'6" (1.85m x 1.70m)

**Garage** 19'4" x 9'4" (5.91m x 2.85m)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	83	
(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	