



VAUGHANREYNOLDS
ESTATE AGENTS

7 Chatham Road, Meon Vale
Stratford-upon-Avon, CV37 8WH



Property Description

Located within Meon Vale, a popular modern development on the edge of Stratford-upon-Avon and the Cotswolds, this double-fronted detached home is ideally positioned to take advantage of the many local amenities and rural pursuits at hand.

Offering a light and airy feel throughout and the remaining term of NHBC warranty (expires 2024), the internal accommodation comprises; Entrance hall with cloaks cupboard and WC off. Stairs rise to the upper floor and panel doors to a generous through lounge with dual aspect glazing and French doors to the garden. The heart of this home is the dining kitchen, a great space to enjoy hosting guests whilst preparing meals.

To the first floor, a central landing provides access to four spacious bedrooms and modern family bathroom. The main bedroom also has a well appointed en-suite shower room, complete with oversize shower, WC and wash hand basin.

Externally, there is an enclosed garden to rear, that extends to the rear of garage so is a great size. Being laid mainly to lawn, mature shrubs are planted to boundary, raised decking and a paved terrace provides options for alfresco dining and a garage with parking to front is located to the side of the property.



Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings.





Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Estate Charge: Approximately £250 per annum.

Services: All mains services are understood to be connected to the property.

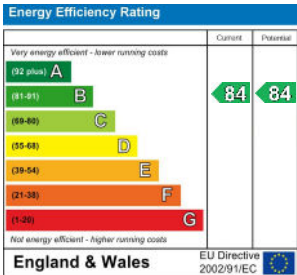
Local Authority: Stratford-upon-Avon, Council Tax Band E

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This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



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