



Kennedys



3 Bed Detached | Duncan Road, Meon Vale, Stratford upon Avon | £395,000

Description

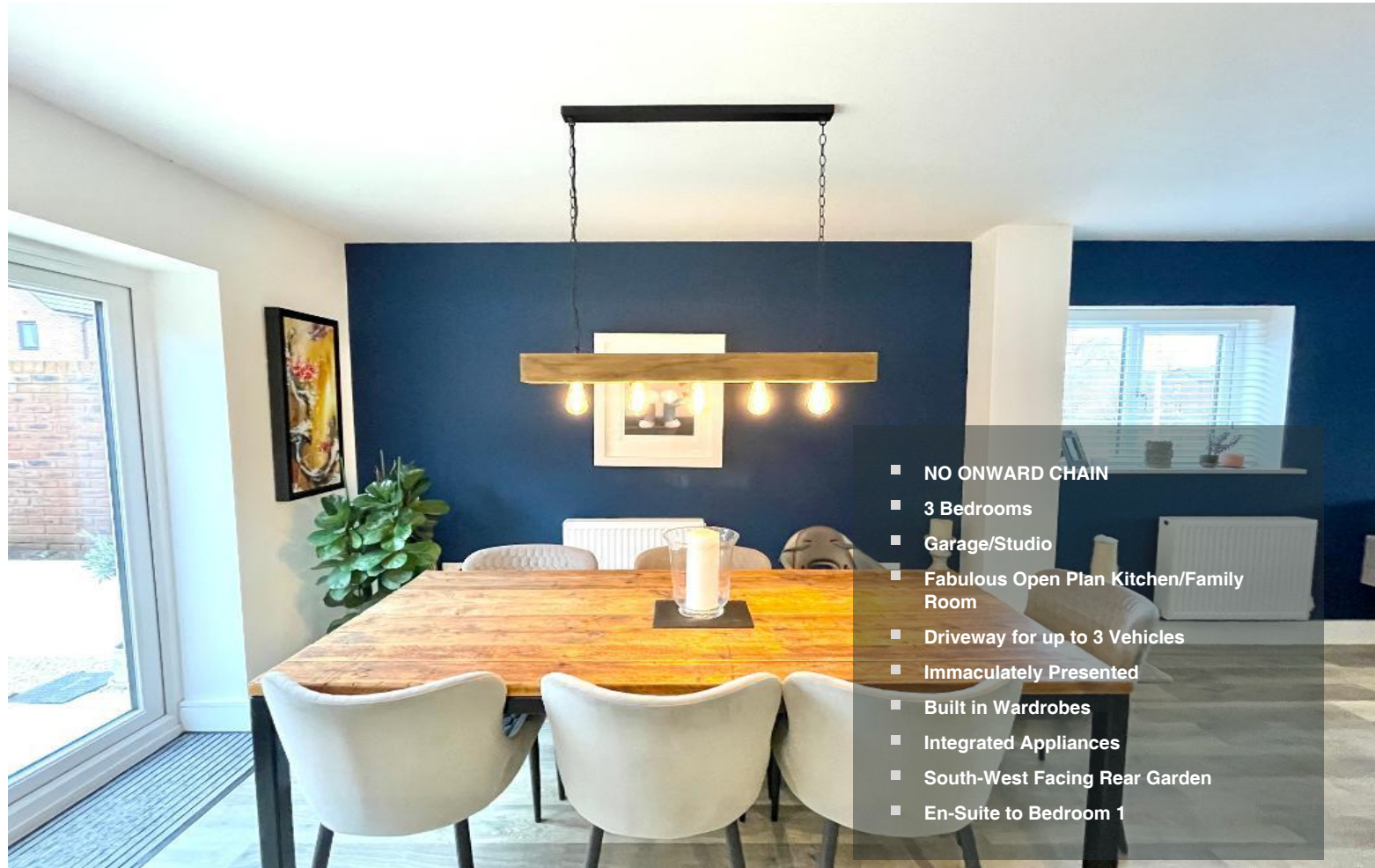
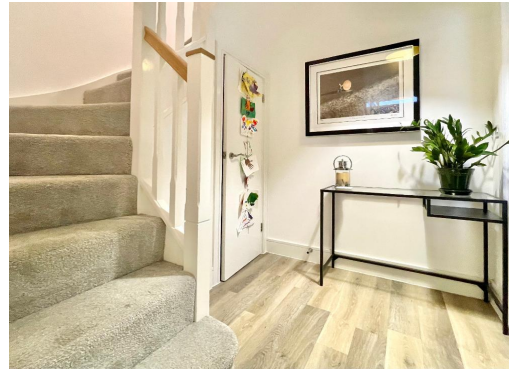
An exquisitely presented 3-bedroom detached property in the heart of the tranquil Meon Vale community, situated on a no-through road in a quiet and peaceful spot overlooking greenery. This delightful home offers a serene living experience, coupled with the convenience of proximity to the Stratford Greenway, providing a haven for leisurely strolls and scenic views.

Upon entering, a tasteful hallway beckons you into the heart of the home - a wonderfully designed open-plan living, dining, and kitchen area. This space is a true embodiment of comfort and style, featuring a well-appointed kitchen with a breakfast bar, integrated appliances, and doors opening to the rear garden. It effortlessly blends practicality with aesthetic appeal, creating a warm and inviting atmosphere for everyday living.

Downstairs, thoughtful additions such as a convenient downstairs cloakroom and a utility room enhance the functionality of the property, ensuring a seamless and comfortable lifestyle.

Ascend to the upper level to discover three double bedrooms. The principal bedroom, a sanctuary of elegance, boasts built-in wardrobes and an en-suite shower room, offering a private retreat. The second bedroom also has built-in wardrobes, catering for your storage needs. A family bathroom completes the upstairs layout, providing convenience for the entire household.

The garage, having undergone a transformation into a soundproofed music studio, presents a versatile space. Whether used as a creative haven, home office, or returned to its original



- NO ONWARD CHAIN
- 3 Bedrooms
- Garage/Studio
- Fabulous Open Plan Kitchen/Family Room
- Driveway for up to 3 Vehicles
- Immaculately Presented
- Built in Wardrobes
- Integrated Appliances
- South-West Facing Rear Garden
- En-Suite to Bedroom 1

purpose as a garage, it adapts effortlessly to your lifestyle preferences.

The rear garden, perfectly orientated south-westerly, invites you to relax and unwind. With a well-maintained lawn, a delightful patio area, and a garden shed, it's a serene outdoor space perfect for both solitude and socializing. There is also a useful pedestrian door to the garage and a gate to the driveway which offers parking for up to 3 cars.

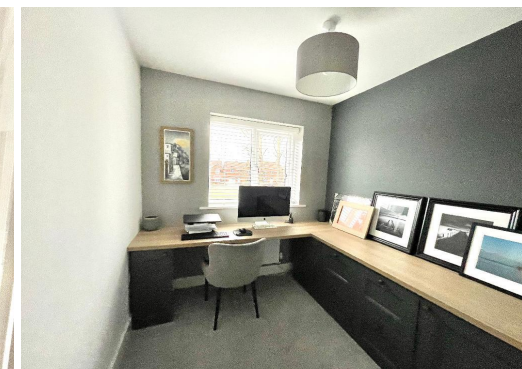
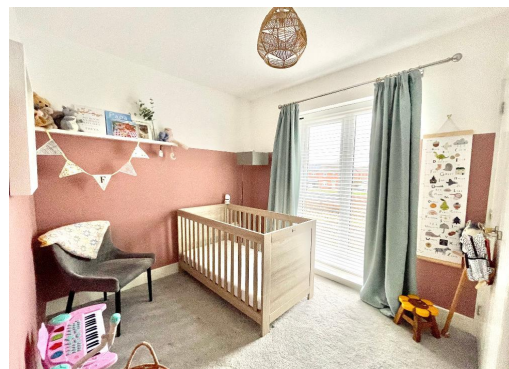
Meon Vale's enchanting community atmosphere, paired with its proximity to the Stratford Greenway, offers a lifestyle that harmonizes with nature and fosters a strong sense of camaraderie. Additionally, the allure of being near Stratford-upon-Avon and the Cotswolds adds to the appeal of this charming location.

In summary, this beautifully presented property not only provides a comfortable living space but also opens the door to a lifestyle centered around community, natural beauty, and cultural richness. With no onward chain, consider this your invitation to embrace a serene and well-balanced way of life in the heart of Meon Vale.

Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. We are advised that there is an estate management charge of approximately £250 per annum. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band E with Stratford on Avon District Council.

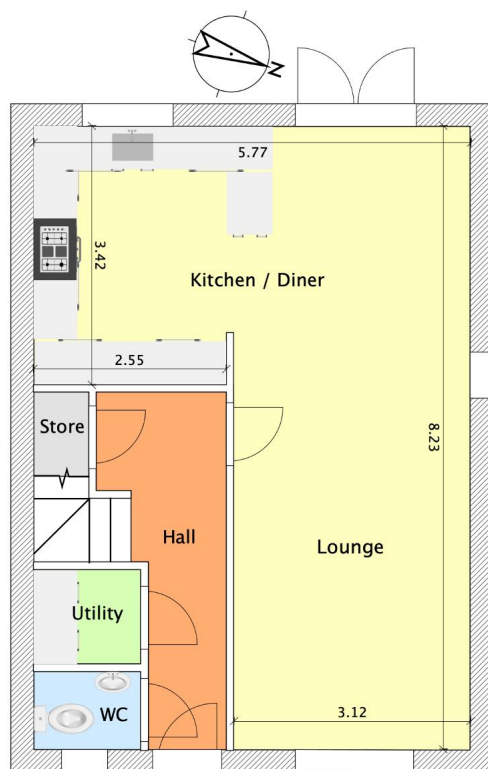
Disclaimer: These particulars are thought to be materially correct though their accuracy is not



guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

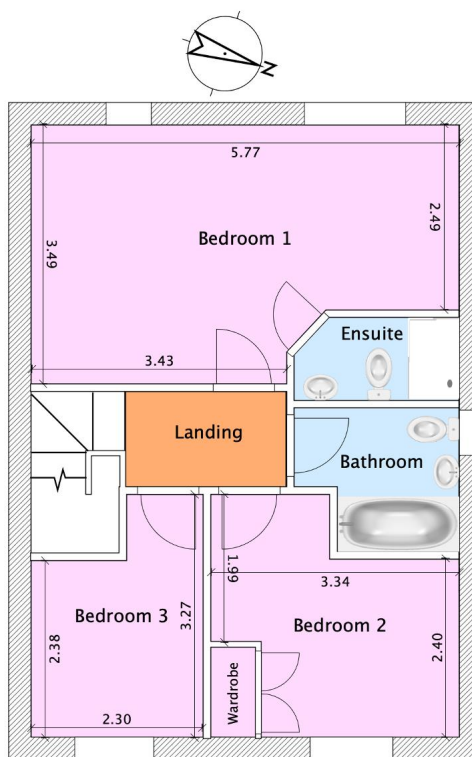






Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 998 ft2

GROUND FLOOR



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FIRST FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT US

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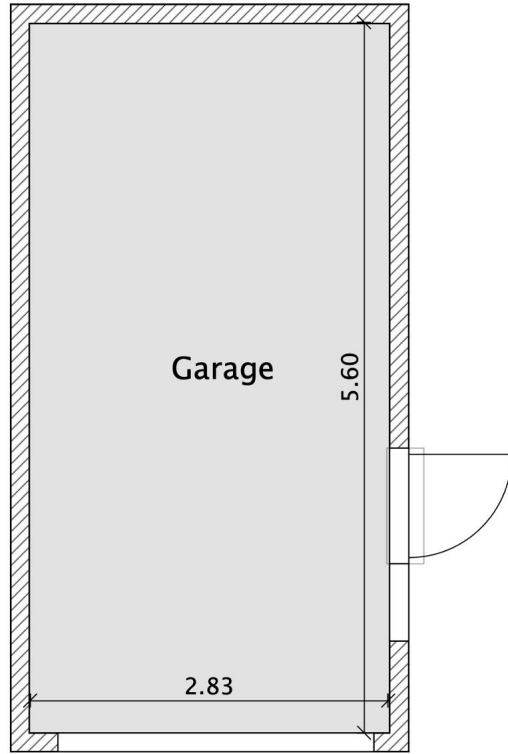
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