

2 Bedroom Semi-Detached for Sale - £260,000

Regan Avenue, Meon Vale, CV37 8YX



KEY FEATURES

- Quiet Position • Pleasant Outlook to Rear • 2 Double Bedrooms • Rear Kitchen/Diner • Landscaped Rear Garden • Downstairs WC • Driveway for 2 Cars • Built in Wardrobes to Bedroom 1 • South-West Facing Rear Garden

Description

Set in a peaceful and tucked-away part of Meon Vale, this beautifully presented two-bedroom semi-detached home combines comfortable living spaces with a carefully landscaped garden and an attractive outlook over green space.

The property benefits from driveway parking for two vehicles to the side and opens into a useful hallway with a downstairs cloakroom. This leads through to the lounge, a comfortable and relaxing space, before continuing to the rear kitchen/diner. Designed with everyday living and entertaining in mind, the kitchen/diner enjoys French doors opening directly onto the garden, creating a lovely flow between the indoor and outdoor spaces.

To the first floor, there are two double bedrooms, one of which includes built-in wardrobes, along with a neatly presented bathroom. There is also access to a boarded loft via a pull-down wooden ladder, providing excellent additional storage.

The rear garden has been thoughtfully and carefully landscaped, enjoying a desirable south-westerly aspect. A significant improvement programme was undertaken, with heavy clay soil removed and replaced with a deep layer of sand and quality topsoil, greatly enhancing drainage and creating a far more usable and well-balanced garden. Raised beds provide structure and interest, while the established chamomile lawn adds a soft, natural feel. A patio seating area offers an ideal spot to relax and enjoy the outlook, with the garden backing onto green space and mature trees, providing a pleasing sense of privacy.

Well maintained throughout and nicely presented, this home is set within a calm and quiet position on the development, offering a welcoming atmosphere and a lifestyle that feels both settled and relaxed.

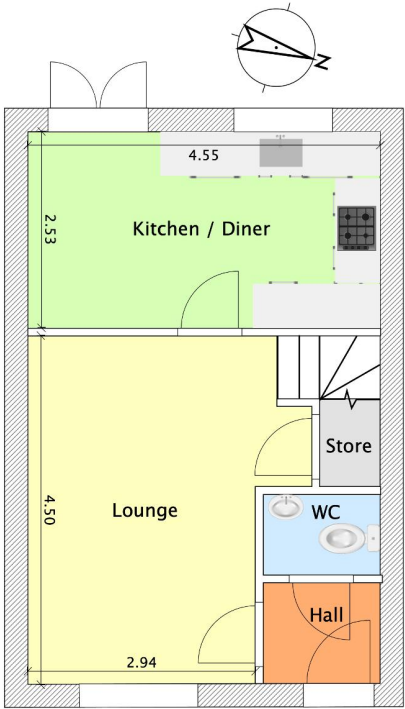
Meon Vale offers a well-regarded setting with a strong sense of community, including a local shop, leisure centre, village hall and regular bus services. The extended Greenway is a short stroll away, providing excellent walking and cycling routes, while the wider development is thoughtfully laid out with green spaces and pathways. Conveniently positioned for access to Stratford-upon-Avon and surrounding villages, Meon Vale combines everyday amenities with a relaxed and well-connected lifestyle.

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 maintenance charge of £135 per year. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

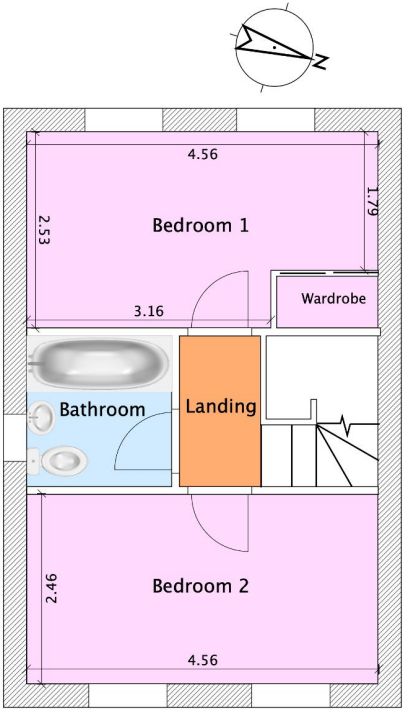






Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 676 ft2 / 62.8 m2

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		