



John Shepherd & Vaughan



*Typical St Modwen show home interior

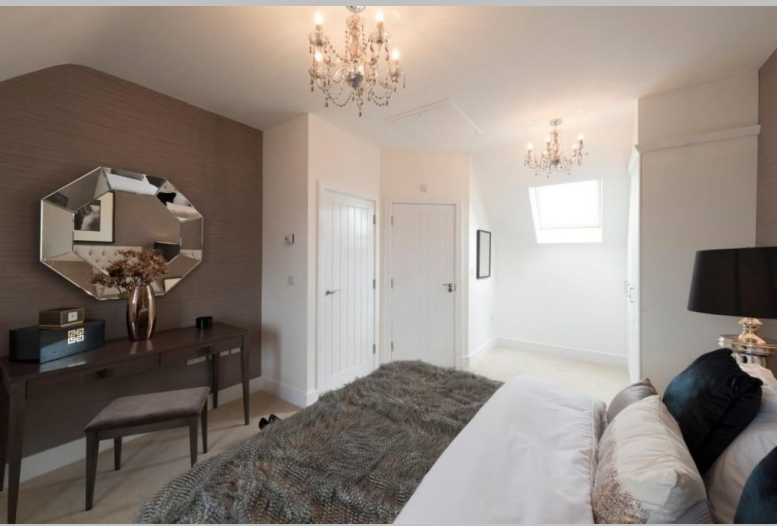
A SUPERB FOUR BEDROOM DETACHED HOME BUILT TO A HIGH SPECIFICATION BY ST MODWEN HOMES.

**PLOT 5, THE CLERMONT
Meon Vale, Long Marston**

Purchase Price £392,995

Freehold

- Kitchen/dining room with integrated appliances
- Living room with walk-in bay window
- Laundry room and cloakroom
- Integral garage with door to kitchen/dining room
- Master bedroom with en suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing throughout
- High performance insulation throughout
- 10 year New Home warranty



Situated between the picturesque towns of Evesham, Moreton on Marsh, Wellesborne and Bidford-on-Avon, Meon Vale is at the heart of the local transport networks, with easy access to the M40. There are an abundance of nearby attractions such as Stratford Butterfly Farm, Saltburn Miniature Railway and Shakespeare's Birthplace all within 14 miles of the new homes.

There's also plenty on offer at Meon Vale itself, including a convenience store, community centre, children's play area and an all-weather sports pitch. Planning permission has also been granted for a new primary school.

St Modwen Homes are launching a range of two, three and four bedroom homes, all of which will be designed to a high standard, including designer kitchens and contemporary bathrooms, as well as high ceilings and large windows throughout. Plot 5 is a four bedroom detached property comprising:

GROUND FLOOR

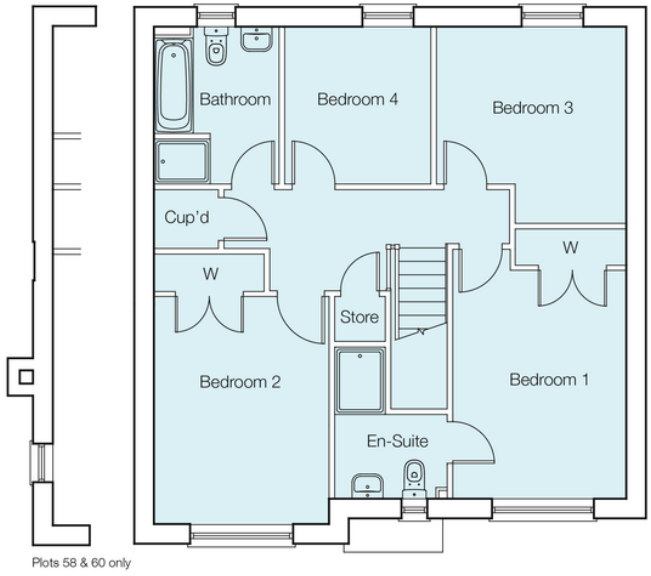
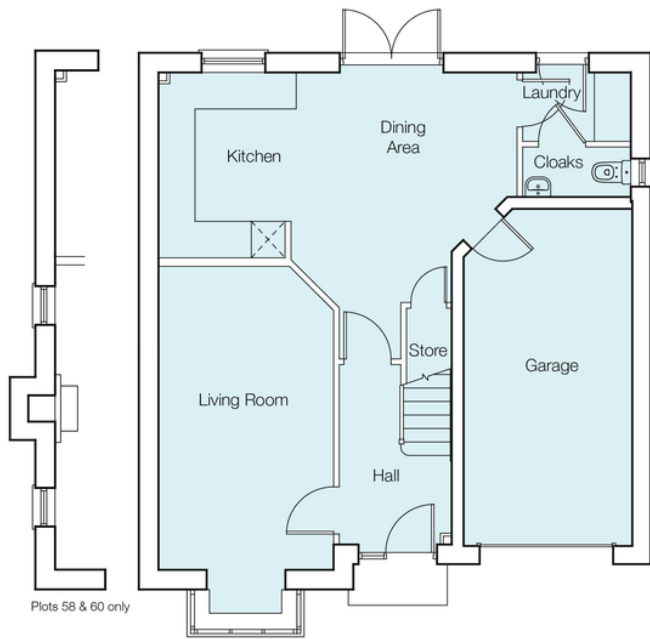
- LIVING ROOM 17' 9" x 10' 3" (5.41m x 3.12m)
- KITCHEN/DINING ROOM 10' 10" x 20' 11" (3.3m x 6.38m)
- LAUNDRY 4' 0" x 6' 4" (1.22m x 1.93m)
- CLOAKROOM 2' 11" x 6' 4" (0.89m x 1.93m)

FIRST FLOOR

- BEDROOM ONE 15' 9" x 10' 2" (4.8m x 3.1m)
- EN SUITE SHOWER ROOM 4' 11" x 6' 7" (1.5m x 2.01m)
- BEDROOM TWO 13' 3" x 10' 3" (4.04m x 3.12m)
- BEDROOM THREE 11' 6" x 11' 1" (3.51m x 3.38m)
- BEDROOM FOUR 9' 2" x 8' 6" (2.79m x 2.59m)
- BATHROOM



FLOOR PLAN



SITE PLAN

- The Mildrith
4 bedroom home
- The Garnet
4 bedroom home
- The Hexham
4 bedroom home
- The Clermont
4 bedroom home
- The Becket
4 bedroom home
- The Chad
3 bedroom home
- The Webster
3 bedroom home
- The Lawrence
3 bedroom home
- The Alban
2 bedroom home
- Affordable
Housing



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.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Agency.

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. 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.

Services: All mains services are connected to the property.

Local Authority: Stratford-upon-Avon District Council

Postal Address: The correct postal address of the property is understood to be Plot 5, Meon Vale, Campden Road, Long Marston, Warwickshire, CV37 8QR

Land: It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

Directions: From our offices in Union Street, turn right onto Guild Street and follow the one way system over the Clopton Bridge, taking the second exit at the roundabout onto the A3400 Shipston Road. After approximately 1 mile, take the third exit off the roundabout onto Clifford Lane and follow the B4632 for approximately 4 miles. At the next roundabout take the first exit onto Campden Road where the Meon Vale site can be found on the left hand side.

To complete our quality service, John Shepherd is pleased to offer the following: -

Free Valuation: We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

John Shepherd Conveyancing: Very competitive fixed price rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details or go to www.johnshepherd.com

John Shepherd & Vaughan, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither John Shepherd & Vaughan nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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