

Peter Clarke



5 Rochester Close, Meon Vale, Stratford-upon-Avon, CV37 8WS

Offers over £290,000

A nicely presented four bedroom, double fronted detached property, situated in a very pleasant position opposite an open grassed area and footpath. Sitting room, kitchen/dining room, utility, four bedrooms, bathroom and en suite. Landscaped rear garden, off road parking and garage.



**MEON VALE** is a popular development that offers a well stocked convenience store, sports centre, village hall and primary free school. Community parkland and fibre optic broadband. It is also well placed for Stratford upon Avon to the north and the Cotswold villages to the south. The nearby small Warwickshire village of Long Marston has its own shop/Post Office, Inn and Church. The Green Way cycle path which runs through Meon Vale is approximately 5.8 miles to Stratford upon Avon.

**ACCOMMODATION** A front door leads to

#### **ENTRANCE HALL**

**CLOAKROOM** with wc and wash basin, tiled splashbacks.

**SITTING ROOM** with triple aspect, views to pleasant outlook to front, French doors to rear, electric stove with tiled hearth and timber over.

**KITCHEN/DINING ROOM** with one and a half bowl single drainer sink unit with taps over and cupboards beneath. Fitted with a further range of units providing cupboards, working surfaces with upturn, storage space and drawers, four ring gas hob with stainless steel splashback, oven and grill below and extractor fan over, built in fridge freezer, understairs storage cupboard, wood effect floor.

**UTILITY ROOM** with built in washing machine, work top with upturn, wood effect floor.

**FIRST FLOOR LANDING** with access to roof space which is part boarded with ladder, and linen cupboard.

**BEDROOM ONE** with sliding mirror fronted doors to wardrobes.

**EN SUITE** with wc, wash basin and shower cubicle, tiled splashbacks.

#### **BEDROOM TWO**

#### **BEDROOM THREE**

#### **BEDROOM FOUR**

**BATHROOM** with wc, wash basin and bath with shower attachment and tiled splashbacks.



**OUTSIDE** There is a path to the front door with slate chippings to foregarden with wall to front. Off road parking to rear with access to

**GARAGE** of brick and pitched tiled roof construction, up and over door to front. Gated access to

**LANDSCAPED REAR GARDEN** with two natural stone patios, lawn and planted borders. The garden is enclosed by wood fencing and wall.

### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**AGENTS NOTE** We have been advised by the vendor there is a current annual maintenance charge of approximately £275 per annum for the communal areas.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**

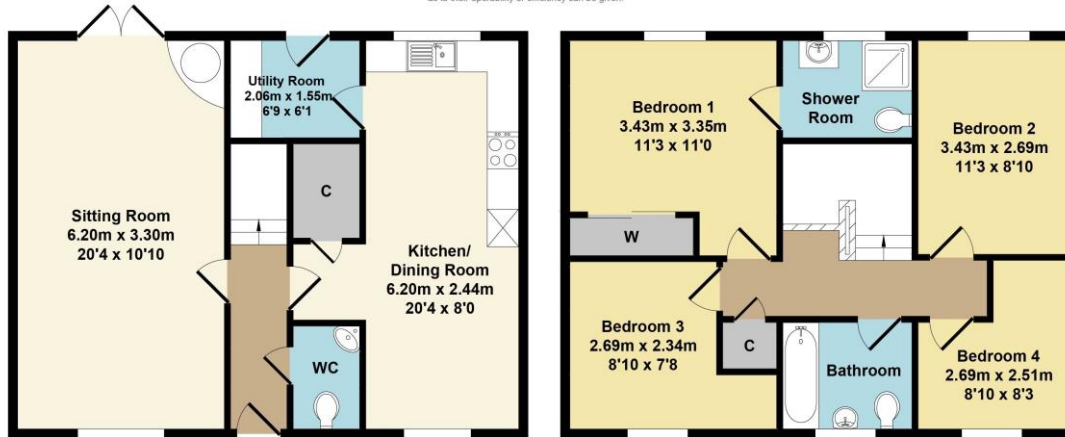
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B.** A full copy of the EPC is available at the office if required.

**DIRECTIONS:** Proceed out of Stratford town centre on the Shipston Road. At the traffic island by Waitrose turn right onto



Rochester Close, Meon Vale, CV37 8WS  
 Total Approx. Floor Area 100.90 Sq.M. (1086 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
 Approx. Floor  
 Area 50.45 Sq.M.  
 (543 Sq.Ft.)

First Floor  
 Approx. Floor  
 Area 50.45 Sq.M.  
 (543 Sq.Ft.)

the Chipping Campden Road. After approximately six miles you will approach a traffic island, turn right onto Meon Vale, take the first left turning onto Gundulf Road, left into Bicester Road, left into Rideau Road, left into Rochester Close and you will find the property to the left hand side, identified by the For Sale board, overlooking the green area and footpath to the front.

**VIEWING:** By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**