

Peter Clarke



6 Sapper Close, Meon Vale, Stratford Upon Avon, CV37 8WU

£445,000

A very well presented, detached, four bedroom double fronted home with a superb landscaped rear garden, detached double garage and off road parking. Situated in a quiet cul de sac on the popular Meon Vale development located to the south of Stratford upon Avon with a well-stocked shop, leisure centre, village hall and surrounded by beautiful countryside. Further amenities can be found at Stratford upon Avon whilst rail links to London are found nearby at Honeybourne.



MEON VALE is a popular development that offers a well stocked convenience store, sports centre, village hall and primary free school due to open September 2019, 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 storm canopy porch leads to

ENTRANCE HALL with wood effect flooring, downstairs storage cupboard.

CLOAKROOM wc, pedestal wash hand basin with tiled splashbacks.

SITTING ROOM a generous sized room with double door to garden, Karndean flooring and fake chimney breast.

STUDY with window to front.

KITCHEN/DINER with window to rear and range of wall and base units with wood effect working surface over. Incorporating one and a half bowl stainless steel sink with drainer. Six ring AEG gas hob with AEG brushed metal extractor fan hood over, integrated appliances including AEG double oven, dishwasher, integrated double fridge and microwave. Opening into

UTILITY ROOM work surface with integrated stainless steel sink with drainer, base unit, space for washing machine, low level freezer, shelving and door to rear.

FIRST FLOOR LANDING loft hatch, airing cupboard with shelving.

MASTER BEDROOM with window to front, two sets of double wardrobes with hanging rail and shelf over and Karndean flooring. Wood paneling to one wall.

EN SUITE with opaque window to front and extractor fan. Shower cubicle with raindrop fitting and separate hand held fitting, vanity unit with wash hand basin, wc, heated chrome towel rail, recently re-tiled part tiled walls, feature panelling and ceramic floor tiles.

BEDROOM TWO with window to front, a good sized double room.



BEDROOM THREE with window to rear, wall panelling, a double room.

BEDROOM FOUR with window to rear, a double room. Alcove with fitted shelving and rails below.

BATHROOM Opaque window to rear, pannelled bath with shower over, pedestal wash hand basin, w.c, chrome heated towell rail and vinyl tile effect flooring

OUTSIDE To the **FRONT** is a tarmacadamed double driveway, a mix of stone chipping and paved pathways and low brick pier front boundary.



DOUBLE GARAGE with two up and over doors, power and light. Gate to side and pathway to rear.

REAR GARDEN a mature landscaped garden with sandstone patio, mainly laid to lawn with a mix of white rendered quarter height walls with sandstone coping and wooden sleepers, raised planted borders and wisteria covered pergola and mature olive trees.

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.

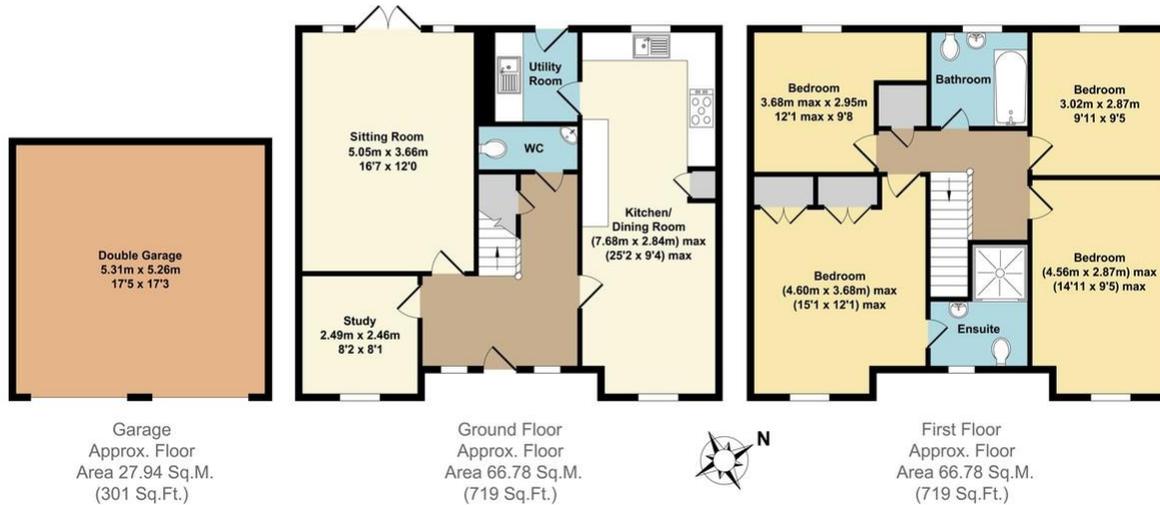
RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.



Sapper Close, Meon Vale, CV37

Total Approx. Floor Area 161.50 Sq.M. (1738 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE There is an estate management charge of £275 per annum.

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

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

DIRECTIONS: Proceed south out of Stratford upon Avon via the Shipston Road. At the end of the road proceed straight over at the first roundabout. At the mini roundabout take the third exit onto the Clifford Chambers - Campden Road. Continue for approximately six miles and at the Meon Vale roundabout take the second exit onto Chatham Road. Take the first left onto Gandolph Road, continue straight into Bicester Road. At the T junction bear left onto Ubique Avenue, continue, take the second right onto Sapper Close where the property will be found on the right hand side identified by the For Sale board.

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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