



**Willow Way, Meon Vale**  
Stratford-Upon-Avon, CV37 8FT

In Excess of **£275,000**





You know the saying; "home is where the heart is" ... and 4 Willow Way certainly has plenty of heart to offer. Situated on the edge of the ever-popular Meon Vale development, this three-storey, three double bedroom townhouse offers versatile and stylish living space that will appeal to professionals, families and downsizers alike.

Step inside and you are greeted by a welcoming and generous living dining room. This space is perfect for cosy nights in or entertaining friends. A door opens into an inner hallway where stairs rise to the floor above and there are doors off to a handy cloakroom/WC and located on the rear, the kitchen/breakfast room offers plenty of room for cooking, casual dining, and a place to catch up with visitors over a brew whilst enjoying a view of the garden through French doors. The kitchen is fitted with modern units and complementary worksurfaces over with inset gas hob and built-in oven. All appliances are integrated giving that seamless look.

Heading upstairs to the first floor, bedroom two is a generous double room with light flooding in through two windows, whilst to the rear is bedroom three, also a double suited as a child's bedroom, guest room or home office. Servicing these rooms is a contemporary family bathroom, fitted with a three-piece suite comprising bath with amins shower over.







Carrying on up to the second floor, there is a handy built-in cupboard offering additional storage and a door opening to the master bedroom, an impressive room stretching the full length of the house. Dual aspect windows flood the space with natural light, while the generous proportions mean there is ample space for wardrobes, dressing area or even a quiet reading nook. There is a built-in walk-in wardrobe which could potentially be converted into an en-suite. This is a true retreat at the top of the home.

Outside to the rear, this property enjoys a larger garden and benefits with a Southeast facing so you can enjoy the sunshine all day long. The garden has a lovely large patio ideal for al-fresco dining, summer BBQ's or sunbathing on loungers whilst sipping your favourite cocktail. Raised sleeper flower beds offer a splash of colour of planted flowers and there is also plenty of lawn for children to enjoy. A side gate accesses the driveway. To the front, the property has a flower bed to the right of the pathway where evergreen shrubs are planted and there is a driveway down the side of the property that offers off road parking for two vehicles in tandem.



Living at Willow Way means you are part of a thriving community with all the modern amenities you need yet surrounded by open countryside and just minutes from Stratford-upon-Avon's charm. Whether you're looking for your first home, a family base or a low-maintenance move, this property truly offers the best of both worlds.





Willow Way forms part of the popular Meon Vale development, just 6.6 miles from Stratford-upon-Avon's Town Centre and 6.4 miles from Chipping Campden where Secondary Schools are. The area offers a welcoming community feel with modern homes, green spaces and excellent local amenities. Families benefit from a nearby primary school and medical centre, while everyday shops and leisure facilities are within walking distance. With strong transport links and the charm of Stratford and the Cotswolds close by, Willow Way combines convenience with a peaceful, semi-rural setting.

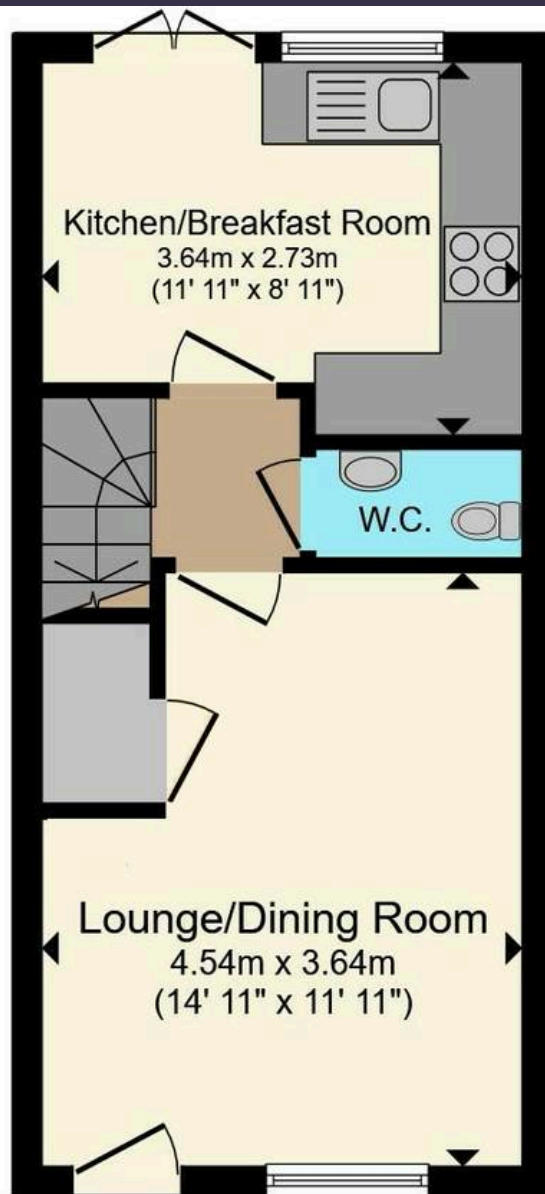
Council Tax band: C

EPC Rating: B

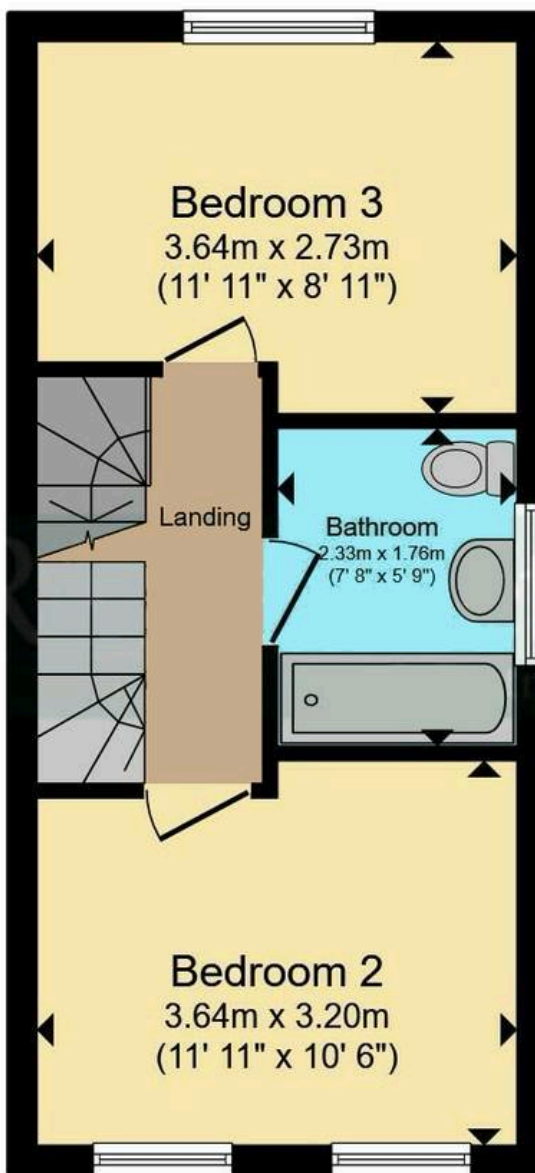
Tenure: Freehold

- Modern Three Storey Town House
- Three Double Bedrooms
- Living Dining Room
- Breakfast Kitchen
- Downstairs Cloakroom
- Sunny South East Facing Rear Garden
- Driveway for Two Vehicles in Tandem
- NHBC Warranty Remaining
- Local Amenities, Gym & Primary School
- Sought After Village Location

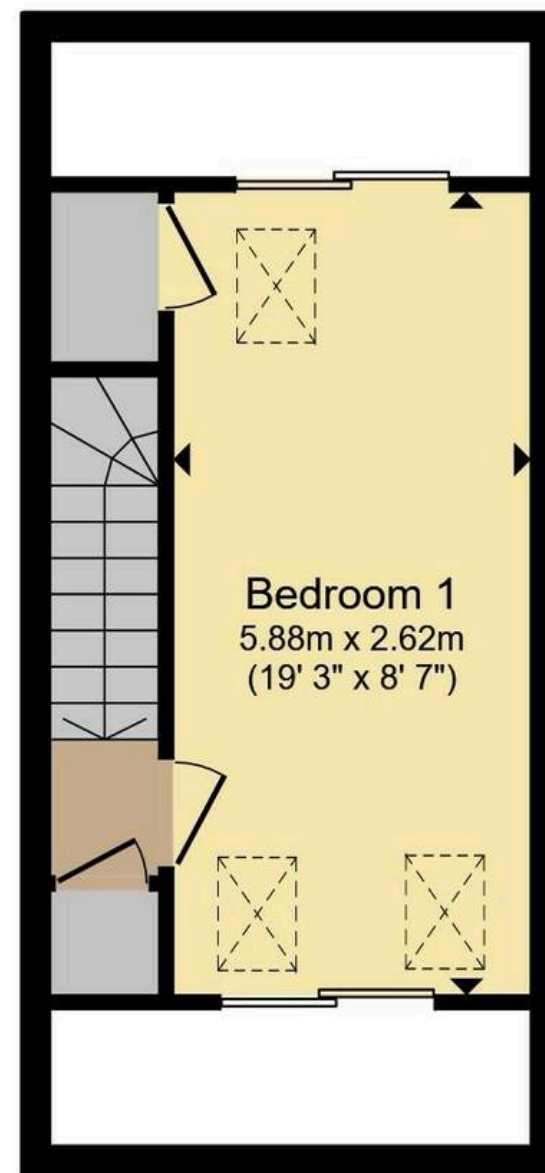




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 77.9 m<sup>2</sup> (839 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







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