



22 Muntjac Drive, Stratford-upon-avon, CV37 7FN

Offers in excess of £875,000

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CHRISTIAN  
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—PROPERTY—



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# 22 Muntjac Drive

## Stratford-upon-avon, CV37 7FN

- A superb Spitfire home
- Overlooking open space
- Modern and energy efficient
- Underfloor heating downstairs
- Show home condition and ready to move into
- Four double bedrooms, three bathrooms
- Must be viewed to appreciate the sheer quality and condition
- Log burner, solar panels, CAT 6 cabling plus the remainder of the NHBC warranty

A HOME WHICH IS IN SHOW HOME CONDITION OVERLOOKING GREEN SPACE – NOT TO BE MISSED!

Nestled alongside expansive open space, No. 22 Muntjac Drive enjoys a prime and peaceful setting, offering both privacy and stunning natural vistas.

The heart of the home is a generous, open-plan kitchen, dining and family area, thoughtfully designed with bi-fold doors that seamlessly connect to the south facing landscaped rear garden, creating an effortless indoor-outdoor lifestyle. Finished with stylish porcelain tiled flooring throughout the ground floor, this space is both practical and visually striking. The kitchen itself is beautifully appointed, complete with integrated appliances including a wine cooler, ideal for entertaining. A practical utility room, also with direct external access, adds convenience and functionality. For more formal or flexible living, a separate spacious lounge provides versatile spaces for entertaining, relaxation or family living.

Upstairs, the luxurious primary suite is a true retreat, featuring a bespoke walk-in dressing area, a stylish en suite, and a Juliet balcony that frames impressive views. A dramatic vaulted ceiling enhances the sense of space and light. The second bedroom also enjoys an en suite and fitted wardrobes, while two further double bedrooms share a contemporary four-piece family bathroom, completing the first-floor accommodation.

Outside there is an extremely well stocked landscaped rear garden with patio area. To the front there is a driveway providing parking for multiple cars, a garage with an electric sectional door and an EV charging point. The property further benefits from solar panels, enhancing energy efficiency and helping to reduce ongoing utility costs, making it as economical as it is attractive.



### Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Stratford Upon Avon

Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating B

Estate charges apply

### DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

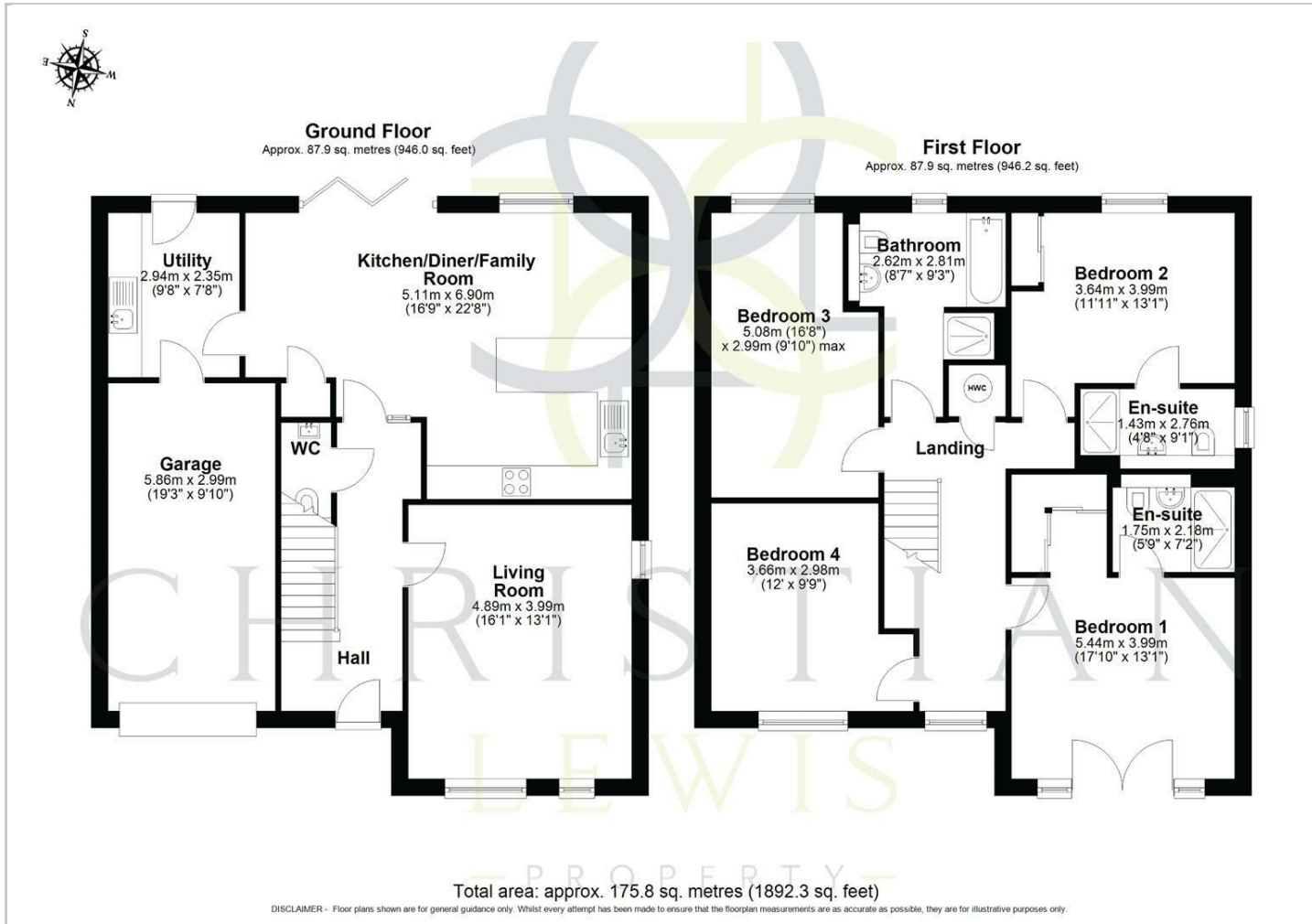






CHP

## Floor Plans



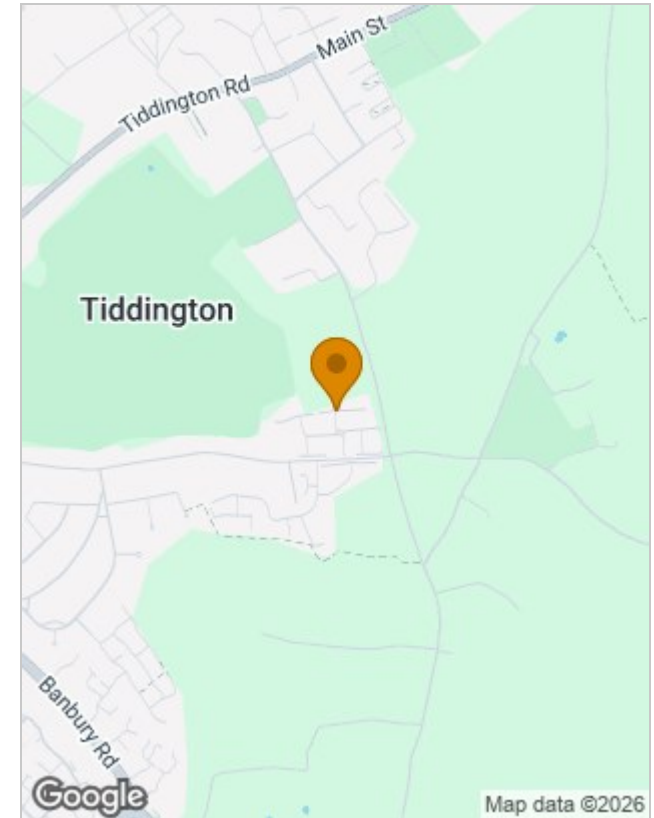
## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

