

**YARDLEY WAY, BISHOPS TACHBROOK**

**complete** ● ● ●  
SALES & LETTINGS



"A very elegant design by Bloor Homes, spacious 1300sqft, with high level ceilings with Velux windows for enjoying dining with landscaped garden views"



A stylish four bedroom detached home built by Bloor Homes in 2017 to 'The Egglestone' design, which is over 1300 ft<sup>2</sup>. Located in Bishops Tachbrook in the Oakley Wood development. Comprises entrance hall, guest WC, living room, dining kitchen, utility cupboard, four bedrooms, en-suite, garage, three parking spaces and a lovely landscaped rear garden. Property has a lovely green outlook to the front over the park and countryside.

To view the virtual tour & 3D model use-  
<https://my.matterport.com/show/?m=GZSc31Zkgbt>  
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#### Description

##### Entrance Hall

Modern composite entrance door, with matching uPVC double glazed window to the side, leads to the entrance hall, with polished white Porcelanosa marble effect tiling, under-stairs storage cupboard and another large storage cupboard. Doors to the living room, study, kitchen diner, and guest WC.

##### Study

The study has two double glazed windows to side & front elevations and a radiator.

##### Living room

Good size living room with a uPVC double glazed window with a great view of the communal green, a uPVC double glazed window to the side elevation feature wallpapered wall and two wall mounted radiators.



##### Guest WC

Continuation of the white polished Porcelanosa marble effect flooring, floating Roca hand basin with chrome mixer tap, small radiator, Roca toilet, uPVC double glazed window to the side elevation and a wall mounted extractor.

##### Kitchen family diner

Continuation of the polished white Porcelanosa marble effect flooring, a builder upgraded white gloss Symphony kitchen, with chrome handles which includes a fitted Bosch double oven, pressed laminate worktops, with 1 & 1/2 bowl Carron sink with drainer and chrome mixer tap. There is a four ring electric hob, white glass splash-back, a Bosch stainless steel and glass extractor. There is a fitted full length fridge, Fitted dishwasher, three radiators, feature painted walls two wall lights and two white Velux windows. There is a cupboard housing the ideal gas combination boiler. There is a double door utility cupboard with shelving and plumbing for a washing machine and space for a dryer. UPVC double glazed French doors and side windows to the garden there is also uPVC leaded windows to side & rear elevations.



##### Landing

Carpeted landing, doors to the four bedrooms and the bathroom.

##### Bed 1

Spacious double bedroom with fitted mirrored sliding wardrobes, radiator, door to the en-suite, Nest thermostat, uPVC double glazed windows, with lovely views of the green fields beyond, and another uPVC double glazed window with views down the street and the fields beyond.

##### En-Suite

Double width shower enclosure with mains thermostatic shower, toilet, Roca vanity storage unit with sink and mixer tap. Tiling to water sensitive areas including a useful deep shelf, electric shaver point, extractor, down-lights, and a uPVC double glazed window. Tiled floor.



##### Bed 2

Double bedroom with uPVC double glazed windows to the rear and side elevation. There is a wall mounted radiator.

##### Bed 3

UPVC double glazed window to the front elevation, with lovely communal green and field views, neutrally decorated. Radiator.

##### Bed 4

Single bedroom with a uPVC double glazed window to the rear, radiator.



#### Bathroom

A spacious four piece bathroom, with grey tiling to floors and water sensitive areas. A deep double ended bath, with wall mounted mixer tap and hand held shower attachment. Fitted mirror, Roca vanity storage unit with sink and mixer tap, Roca toilet, electric shaver point, glass walk-in shower enclosure which is tiled with a thermostatic main shower. Down-lights, extractor and a uPVC double glazed window to the side elevation. There is a white towel radiator.

#### Rear garden

A stylish contemporary garden, which has large area of Brazilian slate patio that tucks behind the garage for extra space with electric plug socket. There is modern twist on a pergola made out of large sleepers, raised sleeper bedding boxes being well planted with flowers, small bushes and plants. There is an outside water tap on granite with a Belfast sink and landscaped around. There is a high-level brick wall, fencing, lighting, grey composite decked area with up lighting. Pedestrian door to the garage and parking.

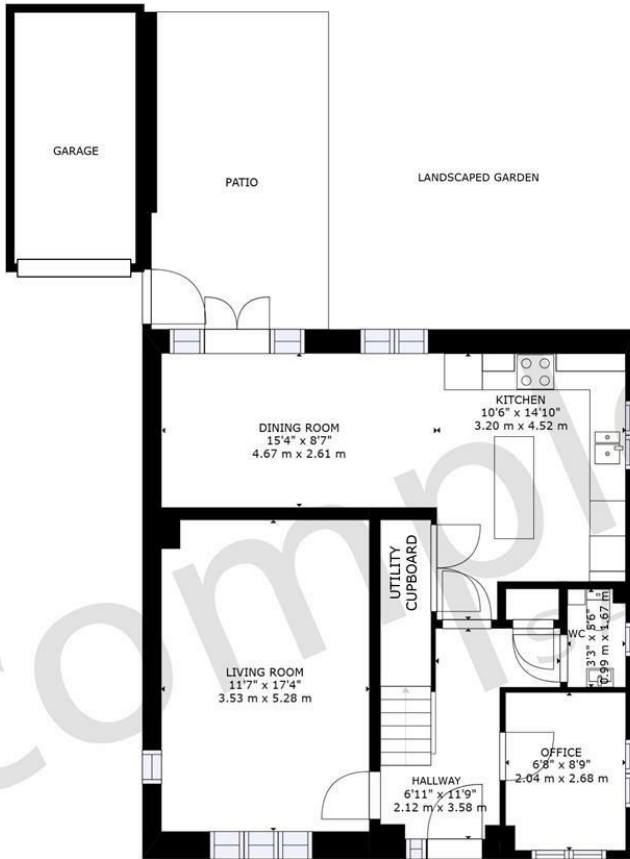
#### Garage & parking

Brick built garage with power, lighting and storage. There is a block paved drive for parking three cars. There's a lawned front and side garden, path to the front door. To the front there is a communal well-kept green with gravel pathways and seating. Lovely country views.

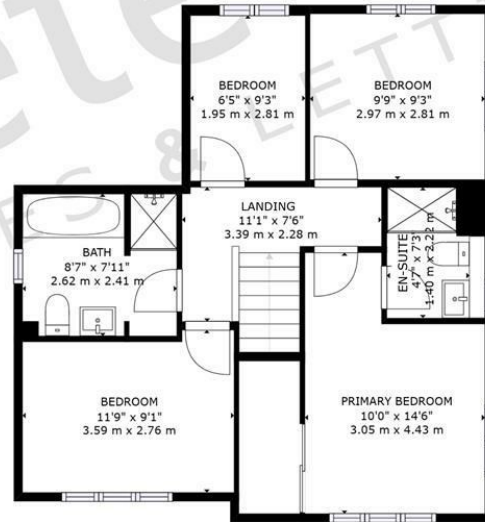
#### Location

Oakley Meadow is a highly successful development of 90 properties currently nearing completion by well known national house builders, Bloor Homes. The development is pleasantly situated on the periphery of the village within easy walking distance of local amenities, within easy reach of the town centre some three miles distant. The development is also ideally sited for access to the motorway network and has proved highly popular. Bishops Tachbrook is an ancient Warwickshire village with a fascinating history with over 2500 residents. Conveniently located to the nearby towns of Leamington Spa, Warwick, Southam and being close to the M40 Motorway. Most of the village has a large sense of





FLOOR 1



FLOOR 2

**GROSS INTERNAL AREA**

FLOOR 1: 700 sq. ft, 65 m<sup>2</sup>, FLOOR 2: 609 sq. ft, 57 m<sup>2</sup>

EXCLUDED AREAS: , PATIO: 172 sq. ft, 16 m<sup>2</sup>

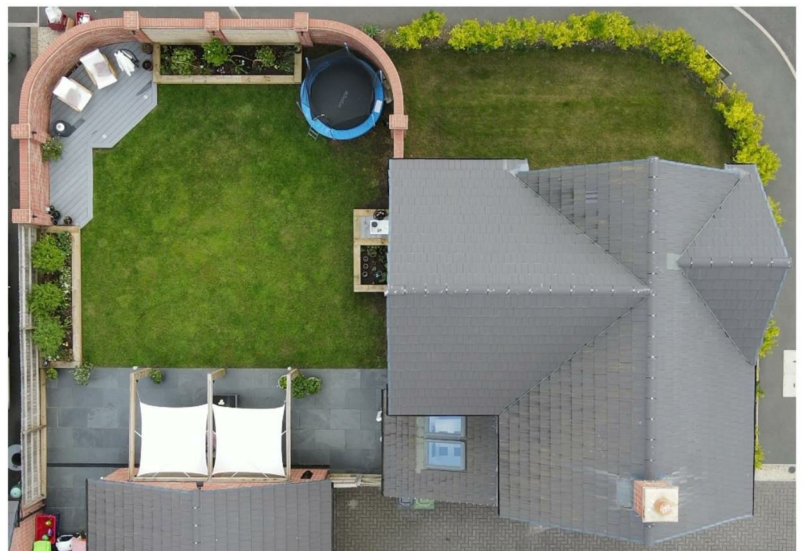
TOTAL: 1309 sq. ft, 122 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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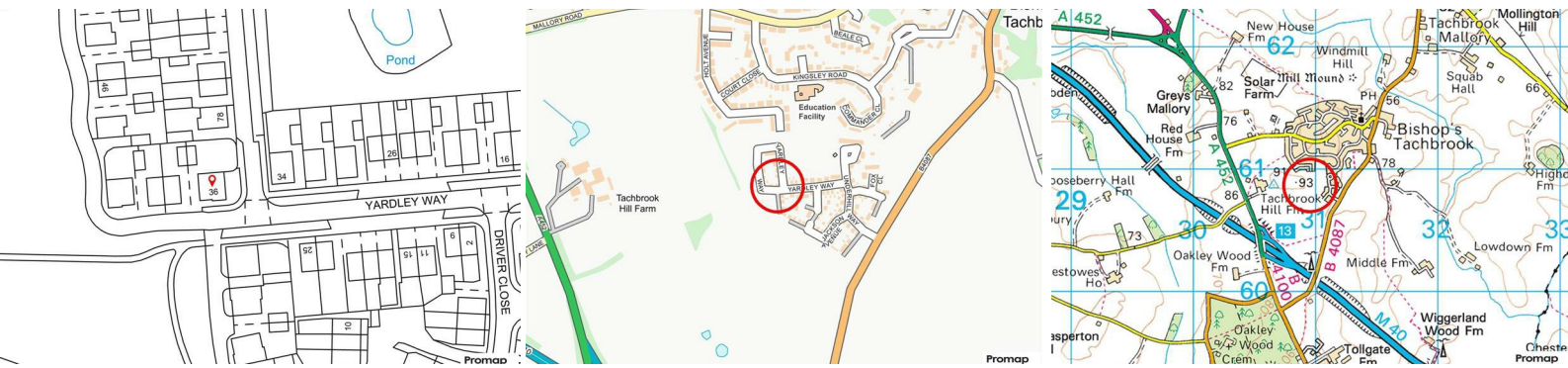


community, with a successful church and Sports and Social Club. The village has a strong sense of self-sufficiency, with an active Parish Council, village primary school, for children aged 4 to 11, as well as a large park - known as the "meadow" to the residents of the village which contains a new BMX track. There are a few small retail premises including a corner shop. There is a local church, doctor's surgery, shop and the Leopard remains a highly popular pub to the village.



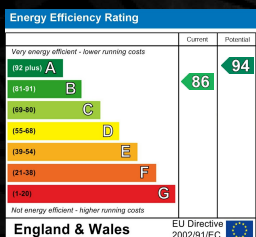


- Bloor 2017 Detached
- Over 1300 sqft
- Living Room
- Study
- Popular Village Development
- Built To The Egglestone Design
- Four Bedrooms
- Large Dining Kitchen
- Guest WC & Utility Cupboard
- No Chain



## YARDLEY WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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