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## THE OAKLEY GROVE

At A.C.Lloyd we've been creating homes to love for generations and The Oakley Grove offers you the opportunity to join an established development on the outskirts of Leamington Spa, consistently rated as one of the best places to live in the UK.





# Living

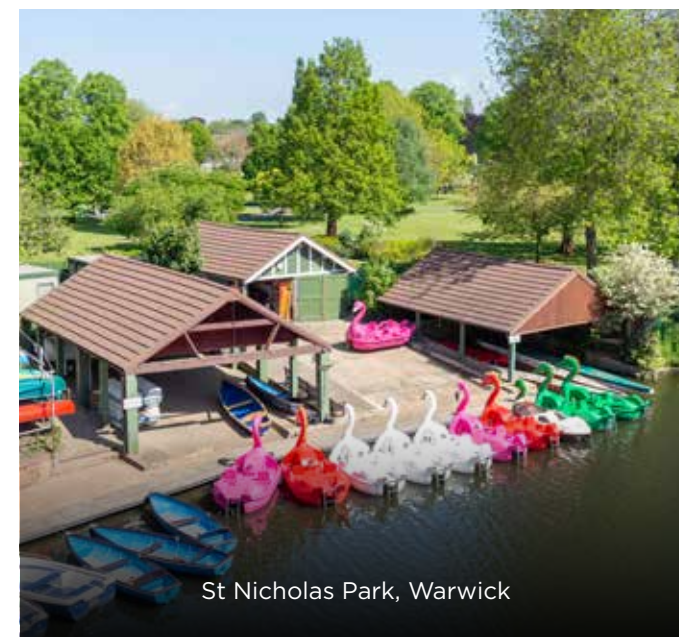
## A HOME TO SUIT YOUR LIFESTYLE

For retail therapy there's the choice of high street brands and independent boutiques. Open spaces in every direction including the award-winning Jephson Gardens, Newbold Comyn and St Nicholas Park.

The bustling food and drink scene including farmers' markets and the annual Leamington Spa Food festival. For ultimate family days out, experience history come to life at Warwick Castle. All this plus access to excellent schooling.



The Aviary Cafe, Jephson Gardens



St Nicholas Park, Warwick







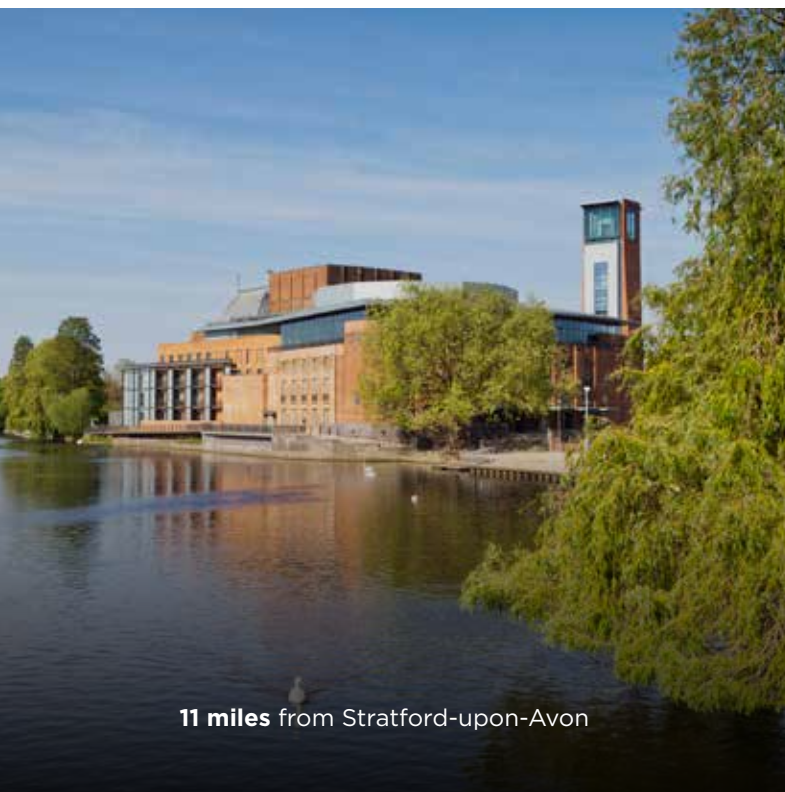
31 miles from Birmingham



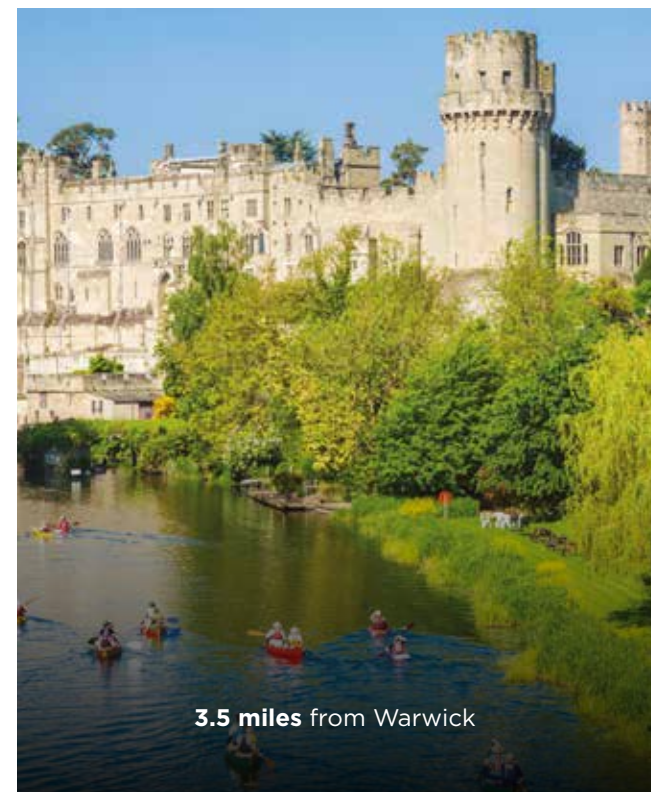
3 miles from Royal Leamington Spa



37 miles from Bicester Village



11 miles from Stratford-upon-Avon



3.5 miles from Warwick

# Location

## PLENTY TO SEE AND DO IN EVERY DIRECTION

As The Oakley Grove is perfectly positioned in the heart of Warwickshire it means that nothing is too far away. You can reach Shakespeare's Stratford Upon Avon within half an hour by car and connect to major cities like Birmingham or Oxford via the M40 motorway that's only minutes away.

Or hop on the train at Leamington Spa for a direct connection to London Marylebone to be in the capital city in just over an hour or half an hour to the popular designer outlet at Bicester Village.

Why would you not want to live here?



# Design

## FROM THE HEART

Whilst every development is unique, all have one thing in common - our dedication to designing homes and shaping communities. We've been building homes in Warwickshire for over 70 years, so we know what makes a great place to live.

Our local expertise allows us to create homes of lasting value and superior build quality. We design developments to suit the character of the local area, helping you to feel settled straight away.

Our craftsmen use the very best combination of traditional methods and modern materials to build homes that will last for generations to come.



IT'S ALL IN THE

# Detail

It's our promise to never cut corners.  
We care as much about your new home as you do.

Our attention to the smallest detail is what makes the difference and created a reputation in the local area that has stood the test of time.

We know that buying a home is much more than a transaction, and you are more than just a buyer.

We deal with our customers with great integrity and are open and honest at every stage of the process, whether that's supplying information upfront or providing the best quality after sales care.

Your leading local homebuilder, creating homes to love, bringing to life a site's history and heritage.

## THE OAKLEY GROVE

With eleven styles of home, and further choice in finish and exterior detailing, you can create a home that's as individual as you are.



**The Armscote**  
2/3 bedroom Dorma bungalow

Plots: 33 & 34



**The Darlingscott\*\***  
2 bedroom terrace with parking

Plots: 10, 11\*, 12, 25, 26\* & 27  
\*mid-terrace



**The Charlcote**  
2 bedroom semi-detached with parking

Plots: 104, 105, 106 & 107



**The Earlswood\*\***  
2 bedroom semi-detached with garage

Plots: 2, 3, 23 & 24



**The Newbold**  
3 bedroom semi-detached with garage

Plots: 17, 18, 48, 49, 71 & 72  
Plots: 52 & 53 detached



**The Hunningham**  
3 bedroom semi-detached with garage

Plots: 84, 85, 86 & 87



**The Quinton\*\***  
3 bedroom detached with garage

Plots: 6, 9, 13, 16, 19, 22, 28, 32, 59, 60, 69, 83, 88, 98 & 108  
Plots: 1, 4, 35, 54 & 103  
(feature Quoin detailing)



**The Ilmington\*\***  
4 bedroom detached with large single garage

Plots: 63, 64, 70 & 89



**The Kingsbury\*\***  
4 bedroom detached with large garage

Plots: 5, 50, 51, 61, 62 68, 99\*, 101 & 102  
\*99 has single garage



**The Luddington**  
4 bedroom detached with large garage

Plots: 67



**The Grandborough\*\***  
5 bedroom detached with double garage

Plots: 65, 66 & 100

\*\*external variations apply, please speak to one of our sales negotiators.





## The Armscote

2/3 bedroom Dorma bungalow

Plot 33

Plot 34 opp hand

The Armscote offers something a little different in exterior styling, and flexibility in how you use the internal space.

Downstairs the hall leads to a downstairs shower room, a double bedroom or additional room, and finally into an open plan kitchen, dining area and lounge with access to the garden.

Upstairs you'll find the master bedroom that spans the depth of the property, a second bathroom with bath and separate shower, and a further room fully equipped to make either a home office or guest room.

The choice is yours.



Ground floor

Kitchen/dining/living	4.0m x 8.1m	13'1" x 26'6"
Bedroom 2	4.0m x 3.2m	13'1" x 10'5"
Shower room	2.6m x 2.1m	8'5" x 6'9"



First floor

Bedroom 1	5.5m x 3.7m	18" x 12'1"
Bedroom 3/study	2.8m x 3.6m	9'2" x 11'8"
Bathroom	1.8m x 3.0m	5'9" x 9'8"



### Opp hand:

Opposite handed plots to floor layout shown





## The Darlingscott

2 bedroom terrace with parking

Plots: 11<sup>+</sup> & 26<sup>\*</sup>

Plots: 10, 12, 25<sup>\*</sup> & 27<sup>\*</sup> opp hand

\*features a grey roof  
†mid-terrace

The Darlingscott doesn't look like your average terraced property. A charming row of three terraced homes with a distinctive porch entrance roof shared by all three homes.

The hall leads into a fully open plan living and dining area. From the integrated kitchen at the front, to the lounge at the rear with French doors that open directly into the outdoors. There's also a handy downstairs cloakroom.

Upstairs you'll find two double bedrooms - the master at the rear features an integrated wardrobe, and shares the generous bathroom with the second bedroom at the front.

### Opp hand:

Opposite handed plots to floor layout shown



Ground floor

Kitchen/dining	4.9m x 2.0m (3.1m)	16'1" x 6'6" (10'2")
Lounge	4.1m x 2.6m	13'5" x 8'5"



First floor

Bedroom 1	4.1m x 2.5m	13'5" x 8'2"
Bedroom 2	4.1m x 2.3m	13'5" x 7'5"
Bathroom	1.9m x 1.8m	6'2" x 5'9"

Floor plans shown are of an end terrace.







## The Charlote

2 bedroom semi-detached with parking

Plots: 105 & 107

Plots: 104 & 106 opp hand

For fans of open plan living, the Charlote is ideal.

From the integrated kitchen at the front, through the central dining area and into a living area with French doors to access the garden, this home makes for a very sociable space. There's also access to a private downstairs cloakroom off the hallway.

Stairs from the dining area lead you upstairs to two double bedrooms. The master bedroom at the rear features an integrated wardrobe and storage, and both bedrooms share a distinctly opulent bathroom for a property of this size complete with separate rainfall shower.

### Opp hand:

Opposite handed plots to floor layout shown



Ground floor

Kitchen/dining	5.5m x 2.6m	18" x 8'5"
Lounge	3.6m x 5.0m	11'8" x 16'4"



First floor

Bedroom 1	3.2m x 3.6m	10'5" x 11'8"
Bedroom 2	2.5m x 3.6m	8'2" x 11'8"
Bathroom	2.9m x 1.5m	9'5" x 4'9"







### The Earlswood

2 bedroom semi-detached with garage

Plots: 2 & 23

Plots: 3 & 24 opp hand

The Earlswood is our largest two-bedroom, semi-detached home. Downstairs features a contemporary, bright living-room with integrated storage and interior French doors that lead into an open-plan kitchen/dining room. A further set of French doors provide access to the garden.

Upstairs, two generous double bedrooms that each span the width of the house. The master bedroom has fitted wardrobes and en-suite shower room, and the second bedroom at the rear with access to a spacious shared bathroom.



Ground floor

Kitchen/dining	4.6m x 2.9m	15'1" x 9'5"
Lounge	3.4m x 5.0m	11'2" x 16'4"



First floor

Bedroom 1	4.3m x 2.9m	14'1" x 9'5"
En-suite	1.8m x 1.9m	5'9" x 6'2"
Bedroom 2	2.5m (4.3m) x 2.9m	8'2" (14'1") x 9'5"
Bathroom	1.8m x 2.1m	9' x 6'9"



Plots 2 and 3, shown here with Quoin detailing.



#### Opp hand:

Opposite handed plots to floor layout shown





## The Newbold

3 bedroom semi-detached with garage

Plots: 17, 48 & 72

Plots: 18, 49 & 71 opp hand

Plots: 52 & 53 detached

A generously proportioned, three-bedroom home.

Step through the entrance porch into a generous and airy living room with interior

French doors leading into a modern open-plan kitchen and dining room. With another set of French doors to access the garden this home is perfect for socialising – indoors, outdoors, or both.

Upstairs, two spacious double bedrooms – the master with fitted wardrobes and en-suite shower room. There's the option to use the third single bedroom as a home office if that works best for you. And to finish upstairs a spacious family bathroom.

### Opp hand:

Opposite handed plots to floor layout shown



Ground floor

Kitchen/dining	4.9m x 3.1m	16'1" x 10'2"
Lounge	4.9m x 3.8m	16'1" x 12'5"



First floor

Bedroom 1	3.1m x 3.0m	10'2" x 9'8"
En-suite	2.0m x 2.0m	6'6" x 6'6"
Bedroom 2	3.0m x 3.0m	9'8" x 9'8"
Bedroom 3	2.7m x 2.1m	8'9" x 6'9"
Bathroom	1.8m x 2.9m	5'9" x 9'5"

Floor plans shown are the detached Newbold. Slight variations to layout apply.







## The Hunningham

3 bedroom semi-detached with garage

Plots: 85 & 87

Plots: 84 & 86 opp hand

The well-proportioned Hunningham is perfect for family life.

A wide hallway provides access to a number of separate spaces. A lounge at the front of the property, a large integrated kitchen and dining area, and an additional family area with Apex roof that allows the light to flood in and double aspect Bi-fold doors to open into the great outdoors.

Upstairs you'll find a really generous size master bedroom with fitted wardrobes and en-suite shower room, a second double bedroom, and a third single bedroom that could also be a home office.

### Opp hand:

Opposite handed plots to floor layout shown



Ground floor

Kitchen/dining	3.3m x 5.6m	10'8" x 18'4"
Lounge	4.6m x 3.4m	15'1" x 11'2"



First floor

Bedroom 1	2.9 (3.8m) x 3.8m	9'5" (12'5") x 12'5"
En-suite	1.9m x 1.7m	6'2" x 5'6"
Bedroom 2	3.0m x 3.2m	9'8" x 10'5"
Bedroom 3	2.9m x 2.2m	9'5" x 7'2"
Bathroom	1.9m x 2.2m	6'2" x 7'2"







## The Quinton

3 bedroom detached with garage

Plots: 6, 13, 19\*, 28, 35, 54, 60\*, 88 & 98\*

Plots: 4, 9, 16\*, 22, 32, 59\*, 69\*,  
83, 103 & 108 opp hand

Plots: 1, 4, 35, 54 & 103\*  
(feature Quoin detailing)  
\*features a grey roof

An impressive 3-bedroom family home with generous proportions and extra living space.

To the left of the hall, a light and airy living room with designated study space. To the right an open plan kitchen/dining room and additional living space with French doors to access the garden. The privacy of a downstairs cloakroom and a utility room provides much needed additional storage for a family.

Upstairs, a spacious master bedroom with fitted wardrobes and equally spacious en-suite with shower. Two further double bedrooms allow you the flexibility to turn one into a home office.

### Opp hand:

Opposite handed plots to floor layout shown



Ground floor

Kitchen/dining	6.1m x 3.0 (4.0m)	20" x 9'8" (13'1")
Lounge	6.1m x 3.3m	20" x 10'8"
Utility	1.4m x 2.0m	4'6" x 6'6"



First floor

Bedroom 1	3.3m x 4.3m	10'8" x 14'1"
En-suite	1.3m x 3.4m	4'3" x 11'2"
Bedroom 2	3.1m x 3.2m	10'2" x 10'5"
Bedroom 3	3.0m x 2.7m	9'8" x 8'9"
Bathroom	1.9m x 2.0m	6'2" x 6'6"







## The Ilmington

4 bedroom detached with large single garage

Plots: 63 & 64

Plots: 70 & 89 opp hand

A welcoming porch and vestibule leads into a wide hallway. Downstairs, a spacious living room, dedicated study room and modern open-plan kitchen and dining/family living area with double bi-fold doors into the garden. A separate utility room also has a practical side entrance.

Upstairs, two double bedrooms, the master with fitted wardrobes and en-suite shower room, the second bedroom shares the family bathroom including bath and free-standing shower, with a third single bedroom that could also be a home office – the choice is yours.



Ground floor

Kitchen/dining	2.8 (3.6m) x 7.8m	9'2" (11'8") x 25'6"
Lounge	3.0m x 4.6m	9'8" x 15'1"
Utility	1.7m x 2.8m	5'6" x 9'2"
Study	2.9m x 2.8m	9'5" x 9'2"



First floor

Bedroom 1	4.3m x 3.4m	14'1" x 11'2"
En-suite	1.8m x 2.1m	5'9" x 6'9"
Bedroom 2	3.7m x 3.1m	12'1" x 10'2"
Bedroom 3	3.1m x 2.8m	10'2" x 9'2"
Bedroom 4	3.8m x 2.1m	12'5" x 6'9"
Bathroom	1.9m x 2.7m	6'2" x 8'9"

### Opp hand:

Opposite handed plots to floor layout shown

Note: external variations apply, please speak to one of our sales negotiators.







## The Kingsbury

4 bedroom detached with large garage

Plots: 50, 51, 61, 62 & 68\*

Plots: 5, 99\*\*, 101\* & 102\* opp hand  
\*features a grey roof  
†99 has single garage

A superbly spacious family home with optimum flexibility.

The Kingsbury provides the space needed for any modern family, including those where more than one person works at home. With a generous, self-contained lounge and a separate study room at the front of the property, and full-width open plan living at the rear, with Bi-fold doors that bring the outside in.

Upstairs, four family bedrooms and family bathroom with bath and separate rainfall shower. The master bedroom is impressive, with a walk-in dressing room and en-suite shower room. Then, three further generous size double bedrooms, two with fitted wardrobes, and a fourth room that could be a home office.

### Opp hand:

Opposite handed plots to floor layout shown

Note: external variations apply, please speak to one of our sales negotiators.



Ground floor

Kitchen/dining	7.8m x 4.0m	25'6" x 15'2"
Lounge	3.0m x 4.6m	9'8" x 15'1"
Utility	1.7m x 1.6m	5'6" x 5'2"
Study	2.9m x 2.7m	9'5" x 8'9"



First floor

Bedroom 1	3.6m x 3.5m (plus dressing room)	11'8" x 11'5"
En-suite	2.0m x 1.7m	6'6" x 5'6"
Bedroom 2	4.3m x 2.9m	14'1" x 9'5"
Bedroom 3	3.7m (4m) x 2.7m	12'1" (13'1") x 8'9"
Bedroom 4	3.8m x 2.7m	12'5" x 8'9"
Bathroom	2.7m x 2.2m	8'9" x 7'2"







## The Luddington

4 bedroom detached with large garage

Plots: 67

An imposing dual aspect home of generous proportions.

To the left of the hall, a light and airy living room with designated study space. To the right an open plan kitchen/dining room, and further family living space with bi-fold doors to access the garden and skylight that lets the light flood in.

Upstairs the flexibility of four double bedrooms, the master bedroom with en-suite bathroom, and two further double bedrooms each with fitted wardrobes that share a generous family bathroom with bath and separate rainfall shower. The fourth room would make for an impressive home office.



Ground floor

Kitchen	3.8m x 4.4m	12'5" x 14'4"
Family area/dining	2.6m x 5.9m	8'5" x 19'4"
Utility	1.8m x 1.2m	5'9" x 3'9"
Lounge	6.5m x 3.5m	21'3" x 11'5"



First floor

Bedroom 1	3.2m x 2.8m	10'5" x 9'2"
En-suite	2.6m x 1.3m	8.5" x 4'3"
Bedroom 2	3.2m x 2.6m	10'5" x 8'5"
Bedroom 3	4.0m x 2.6m	13'1" x 8'5"
Bedroom 4	3.6m x 2.6m	11'8" x 8'5"
Bathroom	2.8m x 2.2m	9'2" x 7'2"







## The Grandborough

5 bedroom detached with double garage

Plots: 65, 66

Plots: 100 opp hand

A generously proportioned home, perfect for a large and busy family.

To the left of the hall a light and airy lounge. To the right, a designated study room and a handy downstairs cloakroom.

The hall also leads into the heart of the home – an open plan kitchen and family area/dining room. The skylight and Bi-fold doors flood the area with light and bring the outside in.

Upstairs four double bedrooms – with en-suite shower rooms in both the master and second bedrooms. A sizeable family bathroom with bath and stand-alone shower is shared by the remaining bedrooms, with the option to use the fifth single bedroom as a home office.

### Opp hand:

Opposite handed plots to floor layout shown

Note: external variations apply, please speak to one of our sales negotiators.



Ground floor

Kitchen/living	8.0m x 3.8m	26'2" x 12'5"
Dining area	2.7m x 2.8m	8'9" x 9'2"
Utility	2.2m x 1.7m	7'2" x 5'6"
Lounge	2.4m x 2.2m	7'9" x 7'2"



First floor

Bedroom 1	4.2m x 3.2m	13'8" x 10'5"
En-suite	2.5m x 1.5m	8'2" x 3'3"
Bedroom 2	3.2m x 2.7m	10'5" x 8'9"
En-suite	2.0m x 1.6m	6'6" x 5'2"
Bedroom 3	3.4m x 2.6m	11'2" x 8'5"
Bedroom 4	3.2m x 2.5m	10'5" x 8'2"
Bedroom 5	3.2m x 2.0m	10'5" x 6'6"
Bathroom	2.8m x 2.4m	9'2" x 7'9"







# The Highest Standard

## IN EVERY HOME

### Kitchens

- Professionally designed modern kitchen layouts with a choice of units and co-ordinating work surfaces
- Stainless steel sink and drainer with mixer taps
- 2 x Electric fan ovens with gas hob and stainless steel extractor hood to four and five bedroom homes
- Electric single fan oven and microwave with gas hob and stainless steel extractor hood to three bedroom homes
- Integrated appliances in the kitchen, including fridge/freezer, dishwasher and washing machine if there is no utility
- Under cabinet lighting
- Downlighting

### Bathrooms and en-suites

- Vitra bath and white sanitaryware with Vado taps
- Ceramic shower tray with Vado thermostatic shower and fully tiled shower cubicle
- Shower over the bath with screen and full height tiling
- Selection of wall tiling

- Splashback to wash basin
- Downlighting
- Heated towel rail
- Vanity units\*

### Heating and Electrical

- Heating/hot water provided by gas fired combination boiler with Myson Compact radiators and thermostatic radiator valves
- TV sockets and telephone points to all principal rooms (aerial cables installed up to roof space, excluding TV aerial installation)
- Cat 5 cabling

### Wardrobes

- Fitted wardrobes to master bedroom with option for additional wardrobes to other rooms

### Internal

- Internal painted doors
- Chrome finish ironmongery
- Off white emulsion finish to walls and white emulsion to ceilings  
Satinwood white paint finish to woodwork

### General

- Double glazed grey UPVC windows throughout with multi-point locking
- Composite front door with glazed aperture and multi-point locking
- UPVC and bi-fold french doors
- External light to front and rear elevations with PIR sensors
- Front door bell
- Turf and/or planting to front and rear gardens
- Outdoor tap
- Grey finish up and over garage doors\*
- Built to comply with secure by design
- Downlighting to hallway

### Green Living

- 16 Amp socket for use for electric car charging
- Solar panels\*
- Double glazing

- \*Plot specific.



### Make it your own

On every A.C.Lloyd build, we invite you to choose the finishes that will make your new house feel like home.

Once you've reserved we can check the build stage to see what options are available to you.

A.C.Lloyd Homes Limited has a policy of continuous improvement. We reserve the right to alter the layout of the site, house types and specification without prior notice. The details in this brochure are for initial information only and do not form any part of the contract. CGIs are typical of the homes available at Mallory Gardens. Photos show the local area and typical A.C.Lloyd Homes lifestyle. March 2021.



# HOW TO FIND US



By Rail (From Leamington Spa Train Station)		By Road	
Warwick	5 min	Warwick	3.5 miles
Banbury	16 min	Banbury	18 miles
Stratford-upon-Avon	32 min	Stratford-upon-Avon	11 miles
Birmingham	33 min	Birmingham	31 miles
London	80 min	London	93 miles



**THE OAKLEY GROVE**

Bishop's Tachbrook,  
Leamington Spa,  
CV33 9WH

Tel: 01926 458905  
Mobile: 07704 370687  
Email: oakleygrove@aclloyd.com