



Connells

Gatsby Way
Bishops Tachbrook Leamington Spa

Gatsby Way

Bishops Tachbrook Leamington Spa CV33 9FH

for sale
Offers In Excess of
£475,000



Property Description

Situated on a desirable corner plot, this beautifully presented detached AC Lloyd home, built in 2022, offers stylish and spacious accommodation ideal for modern family living.

The property comprises a welcoming entrance hallway, a bright and airy living room, downstairs WC, and a superb open-plan kitchen, dining and family room with doors opening onto the rear garden. A separate utility room provides additional practicality with direct access to the driveway.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and entertaining. The garage benefits from power, lighting and an electric door and is positioned on the private driveway of the property, with additional features including outside taps and power sockets to the rear garden.

Located in a popular residential area close to Tachbrook Country Park and within the catchment for highly regarded local schools, this excellent home combines modern convenience with a fantastic family-friendly setting.



Location

Situated in the popular village of Bishop's Tachbrook, Gatsby Close enjoys a desirable setting just south of Leamington Spa, offering a perfect balance of village charm and modern convenience. Residents benefit from a range of local amenities including a village store, cafés, public houses, community facilities and nearby green spaces such as Tachbrook Country Park. The area is well served by reputable schools, including Heathcote Primary School, St Joseph's Catholic Primary Academy and Campion School, making it an attractive location for families. Excellent transport links are available, with Leamington Spa railway station approximately 1.7 miles away providing regular services to Birmingham and London, while nearby access to the M40 motorway connects commuters to Birmingham, Oxford and beyond.

Buyer's Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





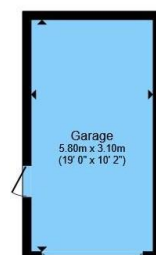




Ground Floor



First Floor



Garage

Total floor area 129.4 m² (1,393 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 881 441

E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315765



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