



MALLORY
GARDENS



MALLORY GARDENS

Escape to the country

If you're looking for a complete change of scene, where a vibrant and established community will welcome you with open arms, then head out of town and into the country to Mallory Gardens.

Sitting on the edge of Bishops Tachbrook village with a gastro pub, community centre, a stone's throw from rolling fields and the motorway network, perfect for those looking to stay connected but leave the hectic routine behind. A village with everything you need on your doorstep.

Why not make a lifestyle change as well as your new home?

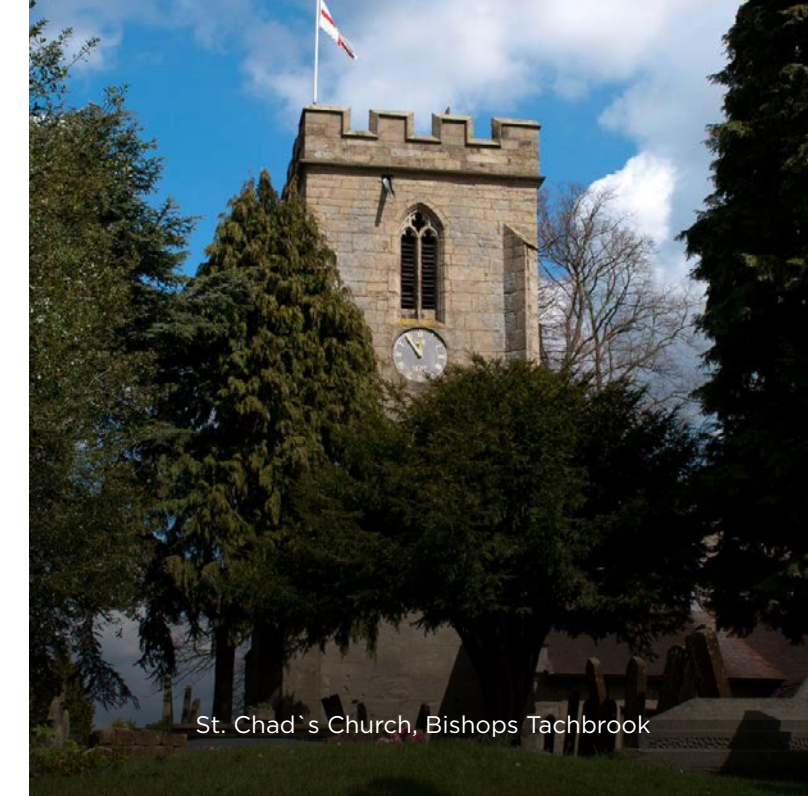


Living

A CONNECTED COMMUNITY

If there's one thing that we've learnt recently, it's the importance of community. At Mallory Gardens you'll be part of the local village community, and be able to create your own with other new residents. Bishops Tachbrook has all the local amenities you would expect, with village shops, a doctor's surgery,

and a lively sports and social club. A good selection of local schools, a large country park, and three nearby towns bustling with independent boutiques, restaurants and entertainment venues, make this the perfect place for well... everyone!





31 miles from Birmingham



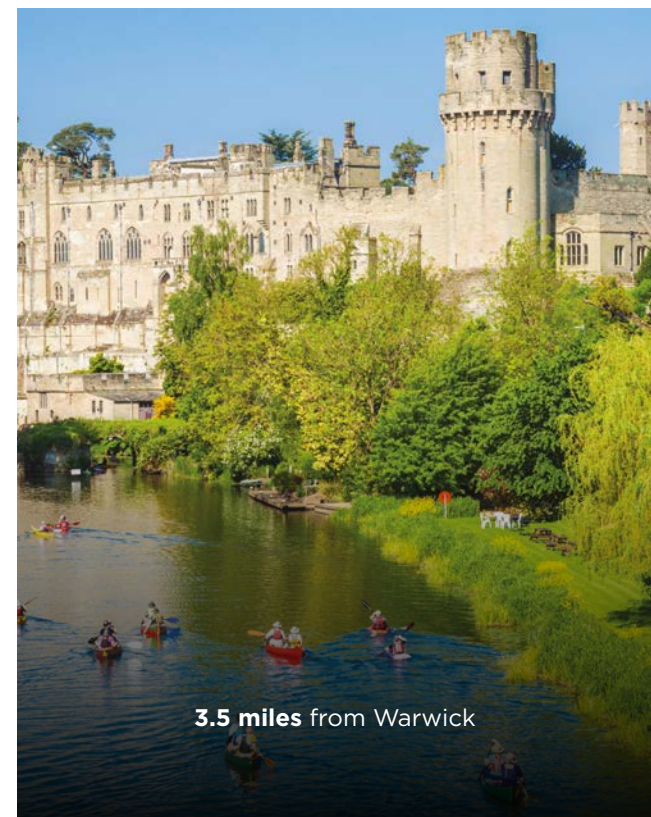
3 miles from Royal Leamington Spa



18 miles from Banbury



11 miles from Stratford-upon-Avon



3.5 miles from Warwick

Location

ACCESS ALL AREAS

You might be located in the country with footpaths and bridleways to explore, but you're only three miles to either the centre of Leamington Spa, or the historic town of Warwick. Access to the M40 motorway is less than a mile away, providing fast links to Oxford,

Coventry, Birmingham and beyond. Plus there's a direct line from Leamington Spa or Warwick Parkway train station to London Marylebone, taking only just over an hour. What's not to love?

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.

MALLORY GARDENS

summary



The Hilary

2 bedroom bungalow
with 2 parking spaces



Plot 50



The Townsend

2 bedroom semi-detached
with 2 parking spaces



Plots 9, 10, 11, 12, 28, 29, 31,
32, 33 & 34



The Woodall

3 bedroom semi-detached
with garage



Plots 42, 43, 45, 46, 48 & 49



The Forest

3 bedroom detached
with large garage



Plot 30



The Carstairs

3 bedroom semi-detached
with garage



Plots 13, 14, 20, 21, 23 & 24



The Finch

4 bedroom detached
with large single garage



Plot 27



The Montegue

4 bedroom detached
with integral garage



Plots 44 & 47



The Greenwood

4 bedroom detached
with large garage



Plots 22 & 25



The Somervell

5 bedroom detached
with double garage



Plot 26



The Hilary

2 bedroom bungalow
with 2 parking spaces

Plot 50

The Hilary is perfect for those looking for a truly unique home in both design and layout.

Downstairs features a room equipped to be either a bedroom with an ensuite shower room, or a home office - you decide. An open plan space includes a professionally designed kitchen with island and a dining area with French doors that lead out to the garden. The garden can also be accessed by the separate living area and its own set of French doors.

Upstairs is the impressive master suite.

The bedroom spans the depth of the property and features a vaulted ceiling with both Dormer and Velux windows. A dressing area with fitted wardrobes leads into a luxurious bathroom with walk-in rainfall shower. The finishing touch is the Velux window above the bath.



First floor

Bedroom 1	6.48m x 4.10m	21'25" x 13'45"
Bathroom	2.70m x 1.30m	8'85" x 4'26"



Ground floor

Kitchen/dining	4.10m x 6.48m	13'45" x 21'25"
Living room	3.66m x 3.46m	12'00" x 11'35"
Bedroom 2	4.27m x 2.12m	14'00" x 6'95"
Ensuite	2.70m x 3.66m	8'85" x 12'00"





The Townsend

2 bedroom semi-detached
with 2 parking spaces

Plots 9, 10, 11, 12, 28, 29, 31,
32, 33 & 34

This 2 bedroom semi-detached home, with two parking spaces and popular open plan living inside creates a great social hub. The well designed and modern kitchen with integrated appliances is light and bright thanks to the French doors that lead out to the garden. A downstairs cloakroom provides added practicality.

Upstairs, there are two generous sized bedrooms: the master complete with fitted wardrobes, and the second double bedroom on the other side of a large bathroom.



Ground floor

Kitchen/living/ dining	9.10m x 3.60m (2.32m)	29'56" x 11'81" (7'6")
---------------------------	--------------------------	---------------------------



First floor

Bedroom 1	3.23m x 3.6m	10'59" x 11'81"
Bedroom 2	2.67m x 3.6m	8'75" x 11'81"
Bathroom	2.93m x 1.63m	9'61" x 5'34"





The Woodall

3 bedroom semi-detached
with garage

Plots 42, 43, 45, 46, 48 & 49

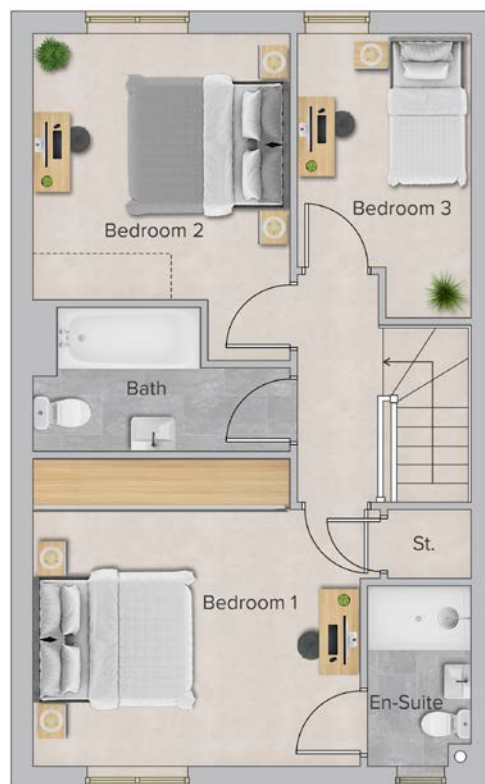
This 3 bedroom semi-detached property has been designed with future expansion in mind, with a connected garage offering potential for conversion at a later date. A generous sized living room with double doors opening into a full-width kitchen/dining area, and French doors leading out into the garden.

The three bedrooms comprise of a master double with full width wardrobes and ensuite shower room. The second double bedroom, and the third single bedroom share a family bathroom.



Ground floor

Kitchen/dining	5.06m x 3.69m	16'60" x 12'10"
Living room	4.10m x 4.77m	13'45" x 15'64"



First floor

Bedroom 1	3.55m x 3.75m	11'64" x 12'30"
Bedroom 2	3.09m x 2.93m	10'13" x 9'61"
Bedroom 3	2.00m x 3.29m	6'56" x 10'79"
Ensuite	1.20m x 2.00m	3'93" x 6'56"
Bathroom	1.68m x 2.96m	5'51" x 9'71"





The Forest

3 bedroom detached
with large garage

Plot 30

This one of a kind 3 bedroom detached home welcomes you in with its wide hall which leads off one way into a living area with full height glazed feature bay window, and the other way into the social kitchen space with roof light, plus dining and family area with French doors opening onto the garden.

Upstairs, there are three double bedrooms.

A generous size master with ensuite shower room, a second bedroom at the front of the property, and a third bedroom that could be used as a home office.



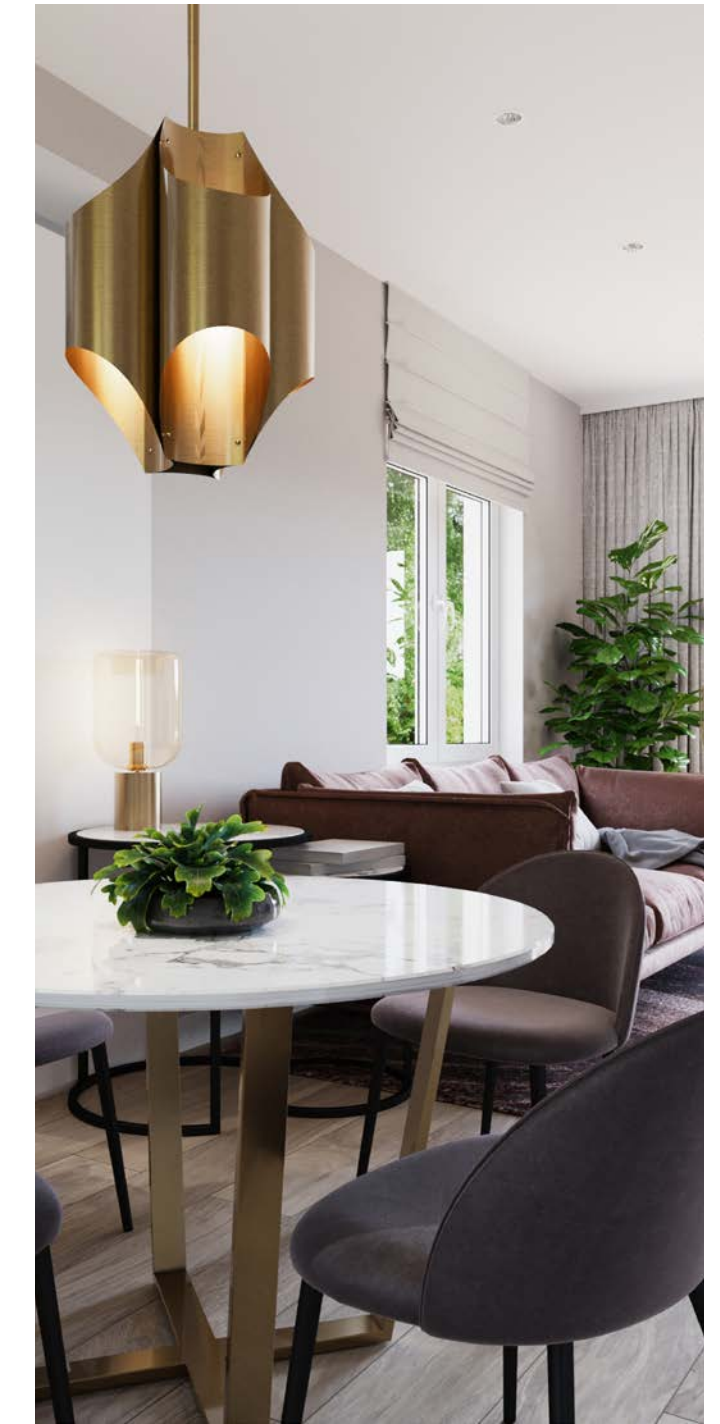
First floor

Bedroom 1	3.56m x 3.22m	11'67" x 10'56"
Bedroom 2	3.17m x 2.93m	10'04" x 9'61"
Bedroom 3	2.70m x 2.94m	8'85" x 9'64"
Ensuite	1.20m x 3.25m	3'93" x 10'66"
Bathroom	2.10m x 1.90m	6'88" x 6'23"



Ground floor

Kitchen/living/dining	4.60m (2.80m) x 5.58m	15'09" (9'18") x 18'30"
Living room	4.06m x 5.58m	13'32" x 18'30"
Utility	1.56m x 2.18m	5'11" x 7'15"





The Carstairs

3 bedroom semi-detached
with garage

Plots 13, 14, 20, 21, 23 & 24

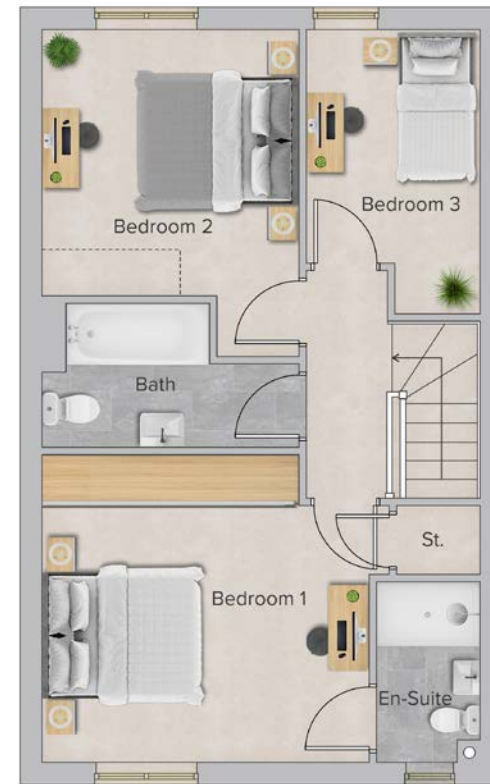
With this home you not only have a striking design but a practical living space as well. There's a generous, self-contained living room, downstairs cloakroom and hall that leads into the heart of the home - an open plan kitchen, dining and family area with vaulted ceiling, glass apex and roof light with bi-fold doors leading out to the garden. A practical utility room and access to garage complete the downstairs space.

Upstairs you will find three bedrooms and family bathroom. The large master bedroom has an ensuite shower room and fitted wardrobes. At the rear there is a second double bedroom, and single bedroom or office.



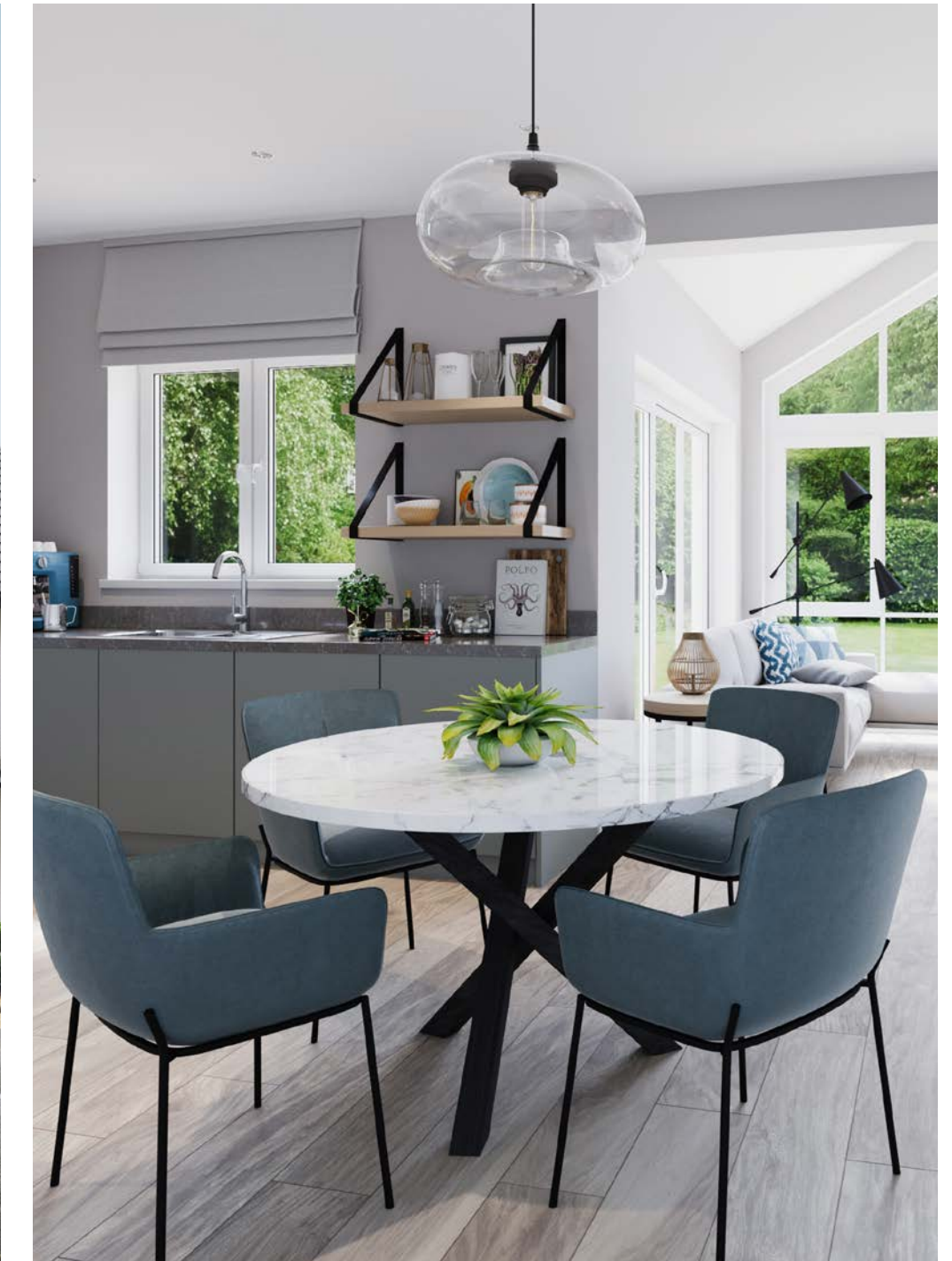
Ground floor

Living room	3.19m x 5.45m	10'46" x 17'88"
Utility	2.77m x 1.84m	9'08" x 6'03"
Kitchen/living/dining	5.5m x 3.4m (2.7m)	18'04" x 11'15" (8'85")



First floor

Bedroom 1	3.91m x 3.63m	12'82" x 11'90"
Bedroom 2	2.68m x 3.24m	8'79" x 10'62"
Bedroom 3	2.11m x 2.68m	6'92" x 8'79"
Ensuite	1.90m x 1.73m	6'23" x 5'67"
Bathroom	2.13m x 2.20m	6'98" x 7'21"





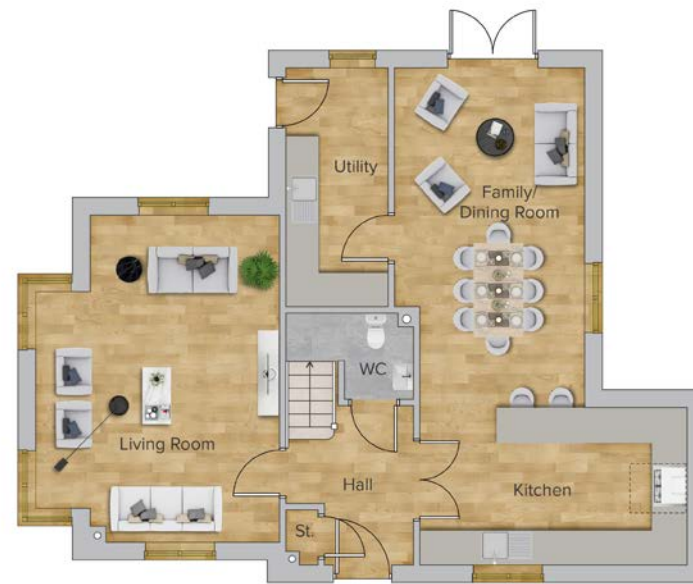
The Finch

4 bedroom detached
with large single garage

Plot 27

Double doors from the hall lead into an impressive open plan area with kitchen and integrated breakfast bar at the front, and family/dining room at the rear. To the left you'll find a separate, large living room with a floor to ceiling glazed bay window. In addition, there's a large, single garage.

The first floor is equally impressive with space for four bedrooms. The dual aspect master bedroom with ensuite and fitted wardrobes, two further double bedrooms, and a fourth room that would make an ideal home office.



Ground floor

Kitchen/living/ dining	4.60m (3.20m) x 8.73m	15'09" (10'49") x 28'64"
Living room	4.06m x 5.58m	13'32" x 18'30"
Utility	1.80m x 4.12m	5'90" x 13'51"



First floor

Bedroom 1	3.61m x 3.22m	11'84" x 10'56"
Bedroom 2	4.17m x 2.94m	13'68" x 9'64"
Bedroom 3	4.28m x 2.94m	14'04" x 9'64"
Bedroom 4	2.40m x 2.40m	7'87" x 7'87"
Ensuite	3.30m x 1.20m	10'82" x 3'93"
Bathroom	1.92m x 2.00m	6'29" x 6'56"





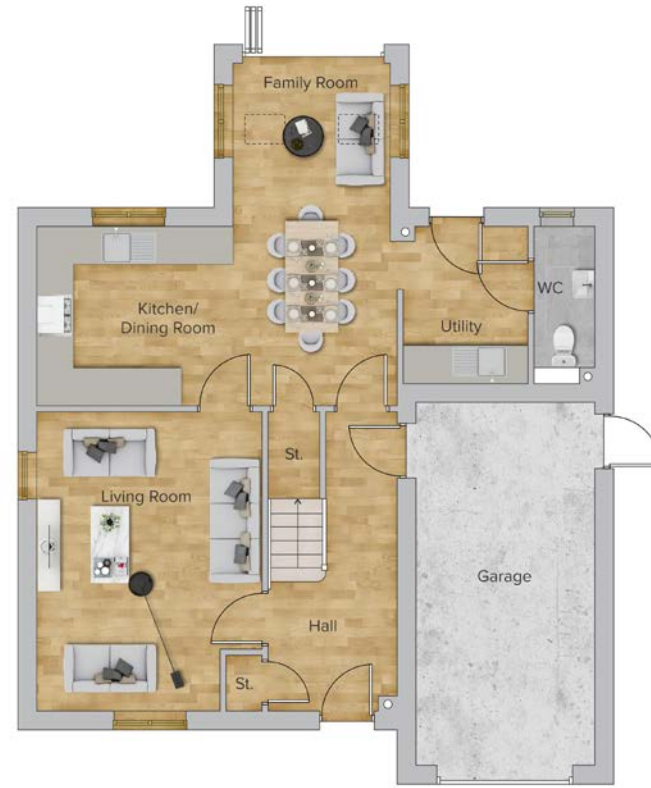
The Montegue

4 bedroom detached
with integral garage

Plot 44 & 47

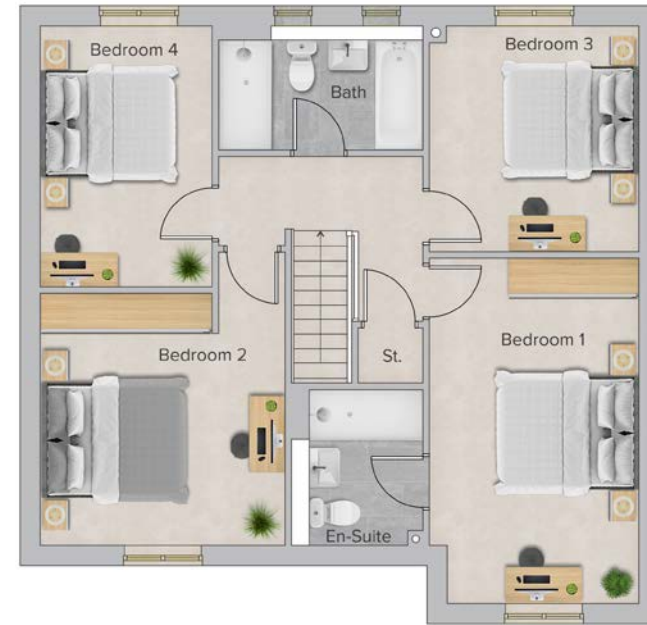
The large, welcoming hallway provides access to the integral garage on the right, the front living room to the left, and further back the heart of the home. Here you'll find the open plan kitchen/dining area with vaulted ceiling and roof lights, and at the very rear a family area with bi-fold doors that lead directly into the garden.

The Montegue benefits from four double bedrooms, the master with ensuite and fitted wardrobes, and three further double bedrooms share the luxurious family bathroom with separate walk-in rainfall shower.



Ground floor

Kitchen/living/dining	5.90m (2.60m) x 5.58m	19'35" (8'53") x 18'30"
Living room	3.68m x 4.85m	12'07" x 15'91"
Utility	2.38m x 1.91m	7'80" x 6'26"



First floor

Bedroom 1	5.26m x 3.18m	17'25" x 10'43"
Bedroom 2	3.80m x 3.70m	12'46" x 12'13"
Bedroom 3	3.42m x 3.18m	11'22" x 10'43"
Bedroom 4	3.96m x 2.60m	12'99" x 8'53"
Ensuite	2.06m x 2.32m	6'75" x 7'61"
Bathroom	1.90m x 3.12m	6'23" x 10'23"





The Greenwood

4 bedroom detached
with large garage

Plots 22 & 25

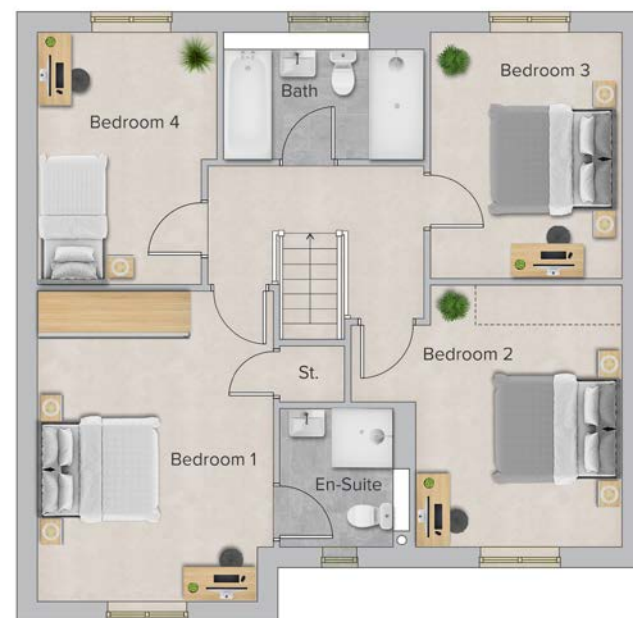
This 4 bedroom detached house with large garage makes for a fabulous family home. There's a quiet study space to the right of a generous hall, and a sizable living room to the left that can be opened up into further living space via a set of double doors. An impressive kitchen/dining and living space spans the rear of the property with bi-fold doors that bring the outdoors in.

Upstairs you'll find four bedrooms. There's a master with ensuite and fitted wardrobes, and two further double bedrooms plus a single bedroom that share the family bathroom with bath and walk-in rainfall shower.



Ground floor

Kitchen/living/dining	8.72m x 3.4m	28'60" x 11'15"
Living room	5.47m x 3.43m	17'94" x 11'25"
Utility	1.70m x 2.10m	5'57" x 6'88"
Study	3.00m x 2.30m	9'84" x 7'54"



First floor

Bedroom 1	4.62m x 3.21m	15'15" x 10'53"
Bedroom 2	3.90m x 3.03m	12'79" x 9'94"
Bedroom 3	3.66m x 2.81m	12'00" x 9'21"
Bedroom 4	3.76m x 2.61m	12'33" x 8'56"
Ensuite	1.92m x 2.10m	6'29" x 6'88"
Bathroom	1.90m x 3.20m	6'23" x 10'49"





The Somervell

5 bedroom detached
with double garage

Plot 26

As the only 5 bedroom detached home, the Somervell makes for the most imposing property on the development. An impressive family home with plenty of space, from living, studying or playing at the front, to cooking and entertaining family or friends at the rear. The kitchen/dining room spans the full width of the property and features a formal seating area with bi-folds doors that lead into a large garden.

There's even more room upstairs with four double bedrooms and a single bedroom.

The master bedroom features fitted wardrobes and a dedicated dressing area, as well as an ensuite with walk-in shower. The family bathroom features both a bath and separate walk-in shower.



Ground floor

Kitchen/living/dining	8.20m x 5.86m	26'90" x 19'22"
Living room	4.30m x 5.66m	14'10" x 18'56"
Utility	2.30m x 1.70m	7'54" x 5'57"
Study	3.30m x 2.30m	10'82" x 7'54"



First floor

Bedroom 1	3.80m x 3.30m	12'46" x 10'82"
Bedroom 2	3.30m x 3.50m	10'82" x 11'48"
Bedroom 3	3.20m x 3.30m	10'49" x 10'82"
Bedroom 4	3.20m x 2.75m	10'49" x 9'02"
Bedroom 5	3.20m x 2.00m	10'49" x 6'56"
Ensuite	2.20m x 2.35m	7'21" x 7'70"
Bathroom	2.53m x 2.80m	8'30" x 9'18"





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 ensuites

- 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.

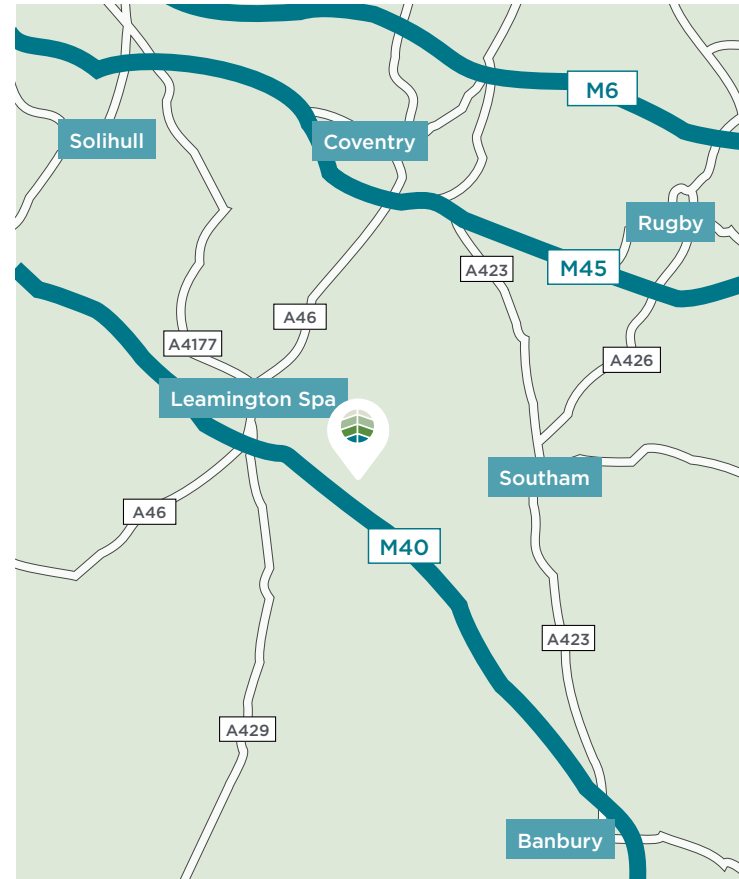


Make it your own

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'll tell you what options are available, and someone from our Sales team will make an appointment for you to come and decide.

HOW TO FIND US



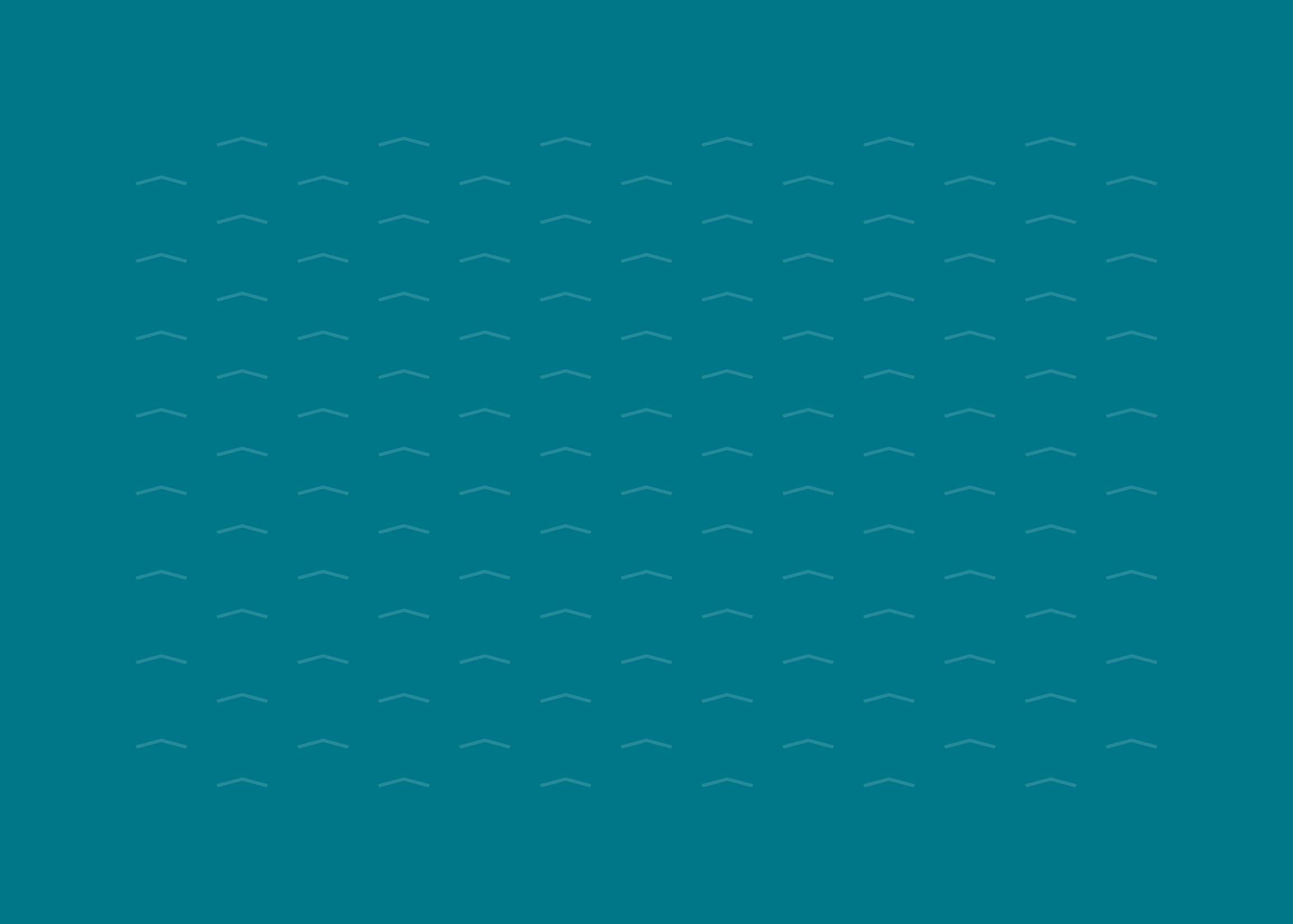
By Rail (From Leamington Spa Train Station)		By Road	
Warwick	5 min	Warwick	3.5 miles
Banbury	16 min	Banbury	18 miles
Stratford-upon-Avon	32 min	Stratford-upon-Avon	11 miles
Birmingham	33 min	Birmingham	31 miles
London	80 min	London	93 miles



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 Mallyory Gardens. Photos show the local area and typical A.C.Lloyd Homes lifestyle. March 2021.

MALLORY GARDENS
 Mallyory Road
 Bishops Tachbrook
 CV33 9SG

Tel: 01926 458930
 Mobile: 07464 038470
 Email: mallyorygardens@aclloyd.com





www.acloydhomes.com