



**Connells**

Fosse Farm  
Leamington Spa



### Property Description

We are proud to be associated with the launch to market of the eagerly anticipated PHASE TWO of the Fosse Farm development. Fosse Farm is a secluded & exclusive development of just seven detached, executive homes built to an exceptionally high specification. The development is located 2.2 miles from Leamington Spa Town Centre & Train Station & is also easily accessible to Warwick. Being positioned between Warwick Gates, Whitnash & Bishops Tachbrook, at Fosse Farm you will benefit from lots of local amenities, including Heathcote Primary School, local shops, bus routes nearby & Warwick Gates doctor's surgery. The development will be a fantastic place to live for anyone looking to commute as it is located within very close proximity to the M40 & Fosseway. Trains also run from Leamington Spa & Warwick Parkway to Birmingham & London Marylebone. The development is ideal for families who are looking for a small, private community but with all of the benefits of a brand new home. A Fibre broadband connection will be fitted in all of the properties, making today's living much easier for those who are working from home. There are also TV, BT & USB charging points in most rooms. The homes will be finished to a very high specification with modern & contemporary features, including grey external windows, Oak trimmed staircases with glass balustrade, Symphony Fitted Kitchens with Granite work surfaces & Bosch integrated appliances including a fridge/freezer, oven, & dishwasher.

### The Eathorpe

A four bedroom detached home featuring an 'L' shaped open plan kitchen/dining/family area with separate living room. This property features a tandem driveway with a car barn, and a wrap-around garden.

## Ground Floor

### Kitchen/b'fast/dining/snug

18' 5" x 17' 7" ( 5.61m x 5.36m )

### Living Room

18' 5" x 11' 8" ( 5.61m x 3.56m )

### Utility

5' 6" x 6' 3" ( 1.68m x 1.91m )

### Wc

5' 2" x 4' 6" ( 1.57m x 1.37m )

## First Floor

### Bedroom 1

14' 8" x 12' 2" ( 4.47m x 3.71m )

### En-Suite

7' 5" x 5' 5" ( 2.26m x 1.65m )

### Bedroom 2

11' 1" x 12' ( 3.38m x 3.66m )

### Bedroom 3

7' 2" x 12' ( 2.18m x 3.66m )

### Study

7' 4" x 9' 4" ( 2.24m x 2.84m )

### Bathroom

7' 5" x 6' 2" ( 2.26m x 1.88m )

### Disclaimer

The photos displayed are not plot specific and are used for illustrative purposes only.

### Agent's Note

We understand from the developer that there is a £250 annual service charge payable per property. For further details please enquire within Branch.





To view this property please contact Connells on

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**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/SPA312730](https://www.connells.co.uk/Property/SPA312730)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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