





EHB Residential are delighted to offer this immaculate four bedroom detached house, located in the popular village of Bishops Tachbrook with stunning views over parkland.

Hallway

With WC, Utility cupboard housing washing machine and under counter fridge

Lounge

15'1" x 11'3" (4.61m x 3.43m)

Spacious lounge with front facing window overlooking parkland views

Kitchen/Dining/Family Room

20'4" x 13'10" (6.20m x 4.23m)

Fully fitted kitchen with Bosch appliances include integrated fridge freezer, dishwasher, electric oven and hob, extractor fan, double French doors off Dining room area to rear garden.

Bedroom Two

12'4" x 10'4" (3.77m x 3.17m)

Rear Facing

En-suite

With double shower cubicle, wash hand basin and low level wc

Bedroom Three

10'7" x 9'11" (3.250m x 3.04m)

Front facing

Bedroom Four

9'4" x 8'3" (2.85m x 2.54m)

Front facing



Family Bathroom

With separate shower cubicle, bath, wc., wash hand basin.

Master Bedroom Suite

15'2" 10'5" (4.63m 3.20m)

Second floor master suite with fully fitted mirrored wardrobes, Velux windows, spacious En-Suite shower room off

Rear Garden

An attractive part walled rear garden with sunny patio area, lawn, borders and spacious shed.

Garage


Separate from the house, with ample parking in front of the garage.

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| Energy Efficiency Rating | | |
|--|---------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL