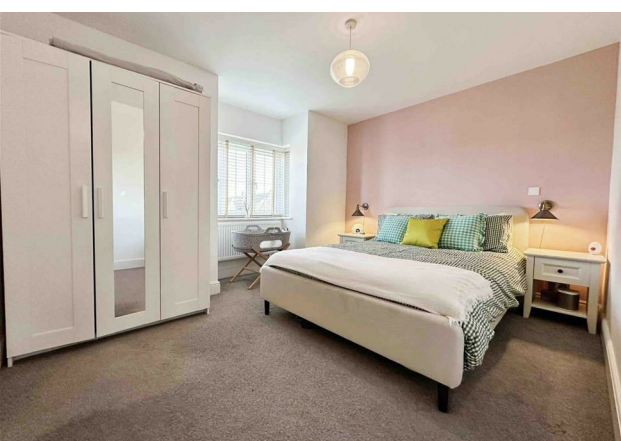




MAJESTIC WAY, OAKLEY GROVE

complete ● ● ●
SALES & LETTINGS





An extremely stylish AC Lloyd 2021 efficient Eco house built to the 'Green Rye 2' design- only a handful of this design were constructed on the Oakley Grove development on the outskirts of Bishop Tachbrook, off Harbury Lane. The property has a superb A-grade EPC! Comprises entrance hall, living room, family kitchen diner with vaulted ceiling and two sets of bi-fold doors. There is a guest WC, three bedrooms, an en-suite and a family bathroom. There is a South facing rear garden and two parking spaces side-by-side, with a Tesla EV charger. Solar panels, underfloor heating, air source heat pump, intelligent Loxone Wi-Fi controlled lighting and electric boiler zonal heating. The property faces a protected attractive green to the front with an oak tree and has 7 year remaining NHBC guarantee.

It's in the details...

Entrance Hall

A modern composite entrance door with a leaded glazed central window leads into the hallway which has a doormat, luxury vinyl flooring timber effect, with individually space-controlled underfloor heating. (all from the Loxone app) a carpeted staircase leads to the first floor with some open under-stair storage. Downlighting with a sensor that can be controlled and set by the Loxone app. Doors to the family kitchen diner and living room.

Guest WC

UPVC double glazed window, toilet and sink. Towel radiator.

Living Room

Good size space which has a uPVC double glazed box bay window to the front, with a great view of the communal area with the protected oak tree. There is underfloor heating zone controlled by automatic light sensors.

Family Kitchen Diner

A wonderful open plan space which has luxury vinyl tiled flooring.

A stylish kitchen with light grey gloss finished units and brushed chrome handles, which has a squared edge white worktop, a one-and-a-half bowl stainless steel sink with mixer tap and drainer. There is a four-ring gas hob, white glass splashback and an extractor. Double fitted Zanussi ovens, fitted fridge freezer, fitted dishwasher, fitted washer dryer. There is under cabinet lighting, a uPVC double glazed window, down-lighting with sensor, door to under-stairs storage cupboard which also has controls for the underfloor heating.

A good size area for a dining table, a large opening through to the family room with a vaulted ceiling with two Velux windows, and two sets of uPVC double glazed bi-folding doors to two sides.

Landing

Carpeted landing, loft hatch to the part boarded loft, which has a ladder and a light. Doors through to the three bedrooms and family bathroom. Door to the airing cupboard that has the large hot water tank.

Bedroom One

A spacious stable bedroom with a uPVC double glazed box bay window with an outstanding view of the communal area with a protected oak tree. There is a radiator, mirrored sliding wardrobes and a door through to the en-suite.

En-Suite

With a glass quadrant shower enclosure, with a thermostatic rainfall shower with handheld attachment. Chrome towel radiator, a vanity drawer unit with sink and mixer tap. There is a toilet, an electric shaver point, an extractor, down-lighting and a uPVC double glazed window.

Bedroom Two

Good size double bedroom, with a uPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Three

Children's themed room with a uPVC double window and radiator.

Bathroom

Bath with glass shower screen, chrome mixer tap with handheld shower attachment. Pedestal hand wash base of chrome mixer tap, toilet, a useful deep shelf, an electric shaver point, a chrome towel radiator, down-lights, an extractor and a uPVC double glazed window.

Rear Garden

A Southerly facing sunny rear garden, which has been landscaped with two areas of patio, lawn, planted bedding outdoor lights, tap and electric socket. There is a Samsung air source heat pump and a slabbed pathway leads to the gated side entrance. The Garden is retained with timber fencing with cement posts and gravel boards.

Front & Parking

There's a tarmac drive for parking two cars side-by-side, with a block border. A pathway leads to the



front door under a tiled storm porch with lighting on a sensor. There is bark planted bedding, pathway that leads to the gate to the rear garden and on the side of the property is the Tesla EV charging point.

Technical & Other Information

Energy Performance Certificate (EPC) - Energy Rating A

Professionally fitted Tesla 'Wall Connector' Home Charge Point - which allows charging speeds from 7.4kW to 22kW with 7.3m tethered cable - included if the next buyer is interested.

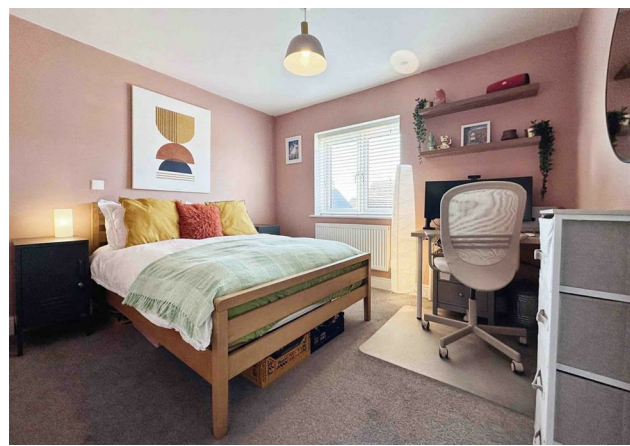
12 Solar Panels installed with a 300W power generation, so a Total Installed Capacity of 3.6kW. and includes Solis 3.0kW 4G Series Inverter - which in the summer is enough to power the house and an electric car. Paperwork included with house sale.

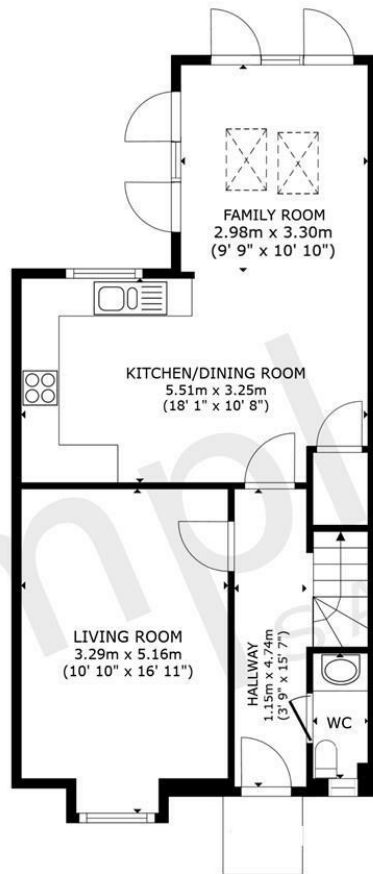
Samsung Air to Water Heat Pump installed (Model Number: Samsung Mono Outdoor Unit AE050RXYDEG) with Joule Samsung electric boiler installed. Paperwork included with house sale.

Smart home control system powered by Loxone - which allows you to control the lights, heating, alarm, access, audio, energy and more in the home, anywhere in the world via an app on your phone. Also includes programmable touch-sensitive light switches which allow you to set modes throughout the house.

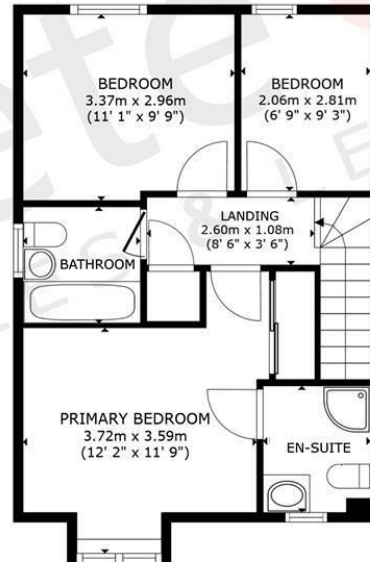
Location

Oakley Grove is a modern AC Lloyd development located off Harbury Lane, on the outskirts of Bishop Tachbrook, to the South of Leamington, benefiting from the plentiful shopping and leisure opportunities of the vibrant town. Located in a highly desirable area on an attractive newly built estate, Oakley Grove, which has areas of greenery and children's play areas. The Tachbrook Country Park is just a walk away, giving great walks & views across the Warwickshire countryside. The location benefits from great excellent transport links with the M40. Leamington Spa offers in abundance a vast array of independent boutiques and chain retailers, a thriving social scene including excellent pubs, restaurants, cafes and bars and the local schooling is widely regarded as being excellent for all ages. But locally is the Oakley Wood Secondary School and several primary & nursery schools- both old and new not far from this home.





FLOOR 1



FLOOR 2

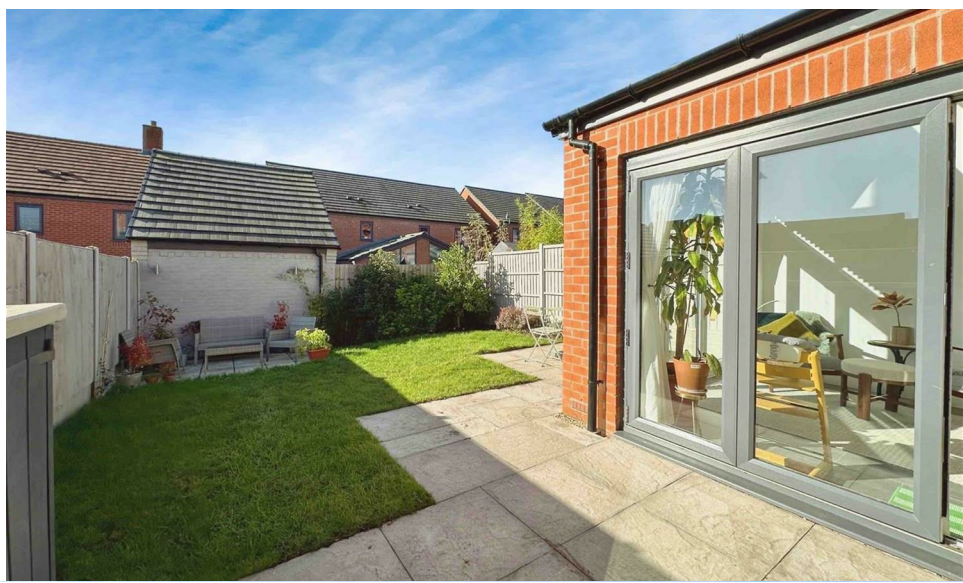
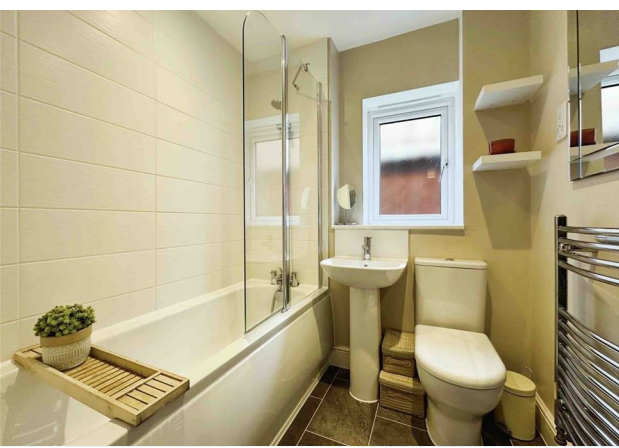
GROSS INTERNAL AREA
 FLOOR 1 54.9 m² (591 sq.ft.) FLOOR 2 44.7 m² (481 sq.ft.)
 EXCLUDED AREAS : VERANDA 1.6 m² (17 sq.ft.)
 TOTAL : 99.6 m² (1,072 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



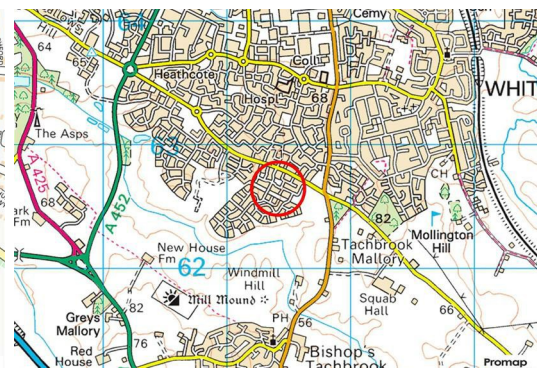
complete ●●●
 SALES & LETTINGS

Brian Williams
 01926 887723
 The Leamington Property Expert





- AC Lloyd 2021 Semi Detached
- Oakley Grove Development Off Harbury Lane
- Living Room & Guest WC
- Facing Protected Green & Oak Tree
- Air Source Heat Pump
- 'Green Rye 2' A Grade EPC
- Three Bedrooms & En-Suite
- Family Kitchen Diner
- Two Parking Spaces
- Solar Panels & Tesla WV Charger



MAJESTIC WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 100 Potential: 100
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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