



PENFOLD CLOSE, BISHOPS TACHBROOK

complete ●●●  
SALES & LETTINGS









A Stylishly Extended 1980s Semi-Detached Home in a Desirable Village Setting. Tucked away in a peaceful cul-de-sac in the sought-after village of Bishop's Tachbrook, this beautifully presented and thoughtfully extended 1980s semi-detached home offers stylish and spacious living ideal for families. The accommodation comprises: a hall, a bright living room, and a contemporary open-plan family kitchen diner fitted with quartz worktops. Upstairs, there are four generous bedrooms and two well-appointed bathrooms. Outside, the rear garden is landscaped and features a charming pergola and a children's play area, creating a truly family-friendly space. A block-paved driveway provides parking for two vehicles and a garage to the rear (now storage). The home is conveniently located near the heart of Bishop's Tachbrook village, which offers a vibrant community spirit, an Ofsted-rated Primary School, the popular Leopard Pub, and the modern St Chads Community Centre. The location is ideal for commuters with quick access to Jaguar Land Rover, the M40, and Leamington Spa with its direct rail service to London Marylebone.

It's in the details...

#### Porch

A uPVC double glazed door leads into the porch, which has tiled flooring and a timber glazed door into the hallway.

#### Hallway

With timber-effect click vinyl flooring, a carpeted staircase rises to the first floor with an under-stair storage cupboard. There is a radiator and doors through to the family kitchen diner and living room.

#### Living Room

With timber flooring, a radiator, a feature painted wall, a storage cupboard, coving and a uPVC double glazed window to the front.

#### Family kitchen Diner

With a continuation of the timber effect, click vinyl flooring into the open plan, beautifully presented space. There is an area for a dining table and an area for furniture. There is a large uPVC double glazed window enjoying the landscaped garden view. UPVC double French doors with a side window to the patio. Two tall white radiators and an opening through to the kitchen.

#### Kitchen

A stylish white gloss handleless kitchen with grey quartz worktops, which include a sunken stainless steel sink with surface-mounted mixer tap and engraved drainer. Space for a wine fridge, space and plumbing for a washing machine, a fitted dishwasher, a Neff four-ring induction hob with herringbone tiled splash-back and a black glass extractor over. There is a fitted fridge freezer, a fitted oven, a microwave combination oven, a large pull-out drawer unit and bin housing. A radiator and uPVC double glazed windows to the front and rear.

#### Landing

A carpeted landing which has a storage cupboard and a loft hatch. Doors lead through to the four bedrooms and the family bathroom.

#### Bedroom One

The main bedroom has a uPVC double glazed window to the front elevation, a wall fitted wardrobe and a feature wallpaper wall.

#### Bedroom Two

A double bedroom with a feature wallpapered wall, a radiator and a uPVC double glazed window with a view of the garden.

#### Bedroom Three

This bedroom has a radiator, a uPVC double window to the front and a door through to the en-suite

#### En-Suite

The quadrant shower enclosure with means a shower, a pedestal hand wash basin and a toilet. There's a chrome towel radiator, complementary tiling, and extractor, a uPVC double window and the Vaillant gas combination boiler.





#### Bedroom Four

A single bedroom with stairwell boxing, beautifully decorated and has a radiator and a uPVC double glazed window to the front.

#### Bathroom

Stylish bath with a deep, wide bath with a mixer tap, glass shower screen and mains rainfall thermostatic shower with handheld attachment. There's a floating handbasin with a mono-bloc mixer tap and vanity drawers. A toilet, chrome towel radiator, down-lighting, a uPVC double glazed window and beautiful splashback tiling.

#### Rear Garden

A landscaped garden, with an area of patio which leads to the lawn at the bottom of the garden. There is a retained children's play area with rubber chipping, a pergola for seating on a terrace. Gate through to the garage area.

#### Garage

A brick-built garage, which is now just storage as it is not accessible for a car. There is an up and over door, power and lighting and a block paved pathway that leads to a gate to the front.

#### Parking & Front

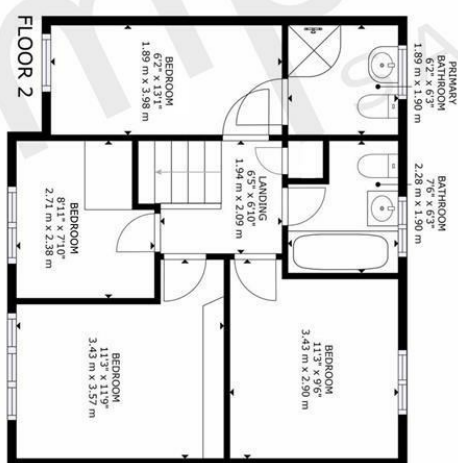
A block paved drive for two cars and an area of lawn.

#### Location

Bishops Tachbrook is an ancient Warwickshire village with a fascinating history, with over 2500 residents. Conveniently located to the nearby towns of Leamington Spa, Warwick, Southam and close to the M40 Motorway. Most of the village has a large sense of community, with a successful church and Sports and Social Club. The village has a







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strong sense of self-sufficiency, with an active Parish Council, St Chads community centre, walking distance to the village primary school and the new Oakley School (nursery/primary and secondary aged children), for children aged 4 to 11, as well as a large park - known as the "meadow" to the residents of the village, which contains a new BMX track. There are a few small retail premises, including a corner shop. There is a local church, doctor's surgery, shop and The Leopard remains a highly popular pub on the outskirts of the village. This home is a 4 minute walk to the local bus stop with services to Leamington.

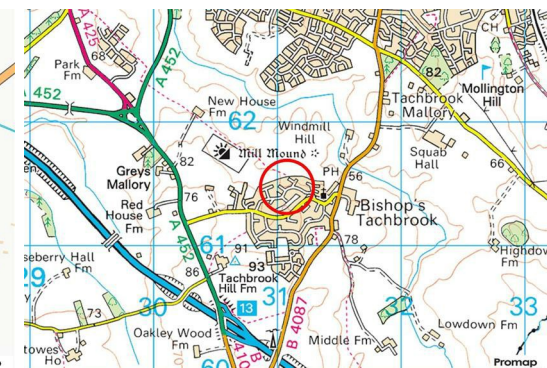
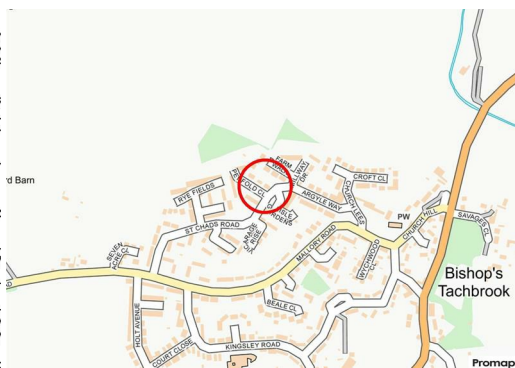






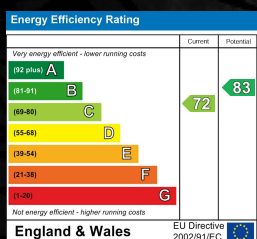
- An Extended 1980's Semi
- Living Room
- Block Paved Drive
- Cul-De-Sac
- Stylish Bathroom

- Four Bedrooms
- Family Kitchen Diner
- Garage
- Landscaped Garden
- Very Well Presented



## PENFOLD CLOSE, LEAMINGTON SPA

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



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