MADAN GARDENS, BISHOPS TACHBROOK

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SALES & LETTINGS

A spacious and beautifully presented 1,650 sq. ft. detached executive family home, built in 2020 by renowned housebuilder Taylor Wimpey, occupying an enviable position on the popular Meadowsweet Farm development in Bishops Tachbrook, facing directly towards Tachbrook Country Park. The property has been thoughtfully remodelled and upgraded by the current owners and comprises a central entrance hall, playroom/dining room, guest WC and a superb open-plan family kitchen, living and dining space. The entire rear of the ground floor has been opened up to create an impressive full-width living area, forming a wonderful new heart of the home. Upstairs are five double bedrooms, with the principal bedroom having been significantly remodelled to incorporate a stylish walk-in wardrobe and a beautifully refitted en-suite shower room. The second bedroom also benefits from an en-suite, complemented by a contemporary family bathroom. Outside is a landscaped rear garden designed for both entertaining and family life, while to the front there is generous off-road parking for several vehicles and a double garage. The property enjoys a particularly attractive position overlooking Tachbrook Country Park and open farmland, yet remains extremely convenient for Leamington Spa, Jaguar Land Rover, Oakley School and the surrounding road network.

Property Details...

Entrance Hall
A spacious central entrance hall with tiled flooring and double timber roller doors opening into the dining room/playroom. Doors provide access to the principal ground-floor accommodation.

Dining Room/Playroom
A versatile reception room currently arranged as a playroom/dining room, featuring white engineered oak flooring, feature wallpaper and a uPVC double glazed window with modern fitted shutters. One wall incorporates fitted low-level storage, providing excellent space for shoes, toys and general household storage.

Guest WC
With a continuation of the tiled flooring, comprising a pedestal wash hand basin with mixer tap, WC, tiled splashback and extractor.

Family Kitchen Living Diner
The current owners have significantly enhanced the original layout by opening up the entire rear of the property to create a superb full-width family kitchen, living and dining space.
The living area is generously proportioned with two ceiling light points, a radiator and uPVC double glazed French doors with matching side windows opening directly onto the patio and rear garden.
There is a substantial tiled dining area providing ample space for a large family dining table, with further uPVC double glazed patio doors opening onto the garden and additional ceiling light points. This impressive open-plan arrangement creates a wonderfully sociable space for everyday family living and entertaining.

Kitchen Area
A stylish contemporary kitchen fitted with a comprehensive range of white high-gloss handleless units complemented by timber-effect worktops. The worktop incorporates a black Rangemaster 1½-bowl sink and drainer with mixer tap. Integrated appliances include a five-ring gas hob with white splashback and stainless steel and glass extractor above, full-size dishwasher, double oven and fridge/freezer.
Further features include kickboard lighting, under-cabinet lighting, downlights and a ceiling extractor. A uPVC double glazed window overlooks the rear garden, and a door leads through to the utility room.

Utility
With a continuation of the white tiled flooring and matching worktop incorporating a deep black Rangemaster sink with surface-mounted mixer tap. There are white high-gloss cupboards together with additional wall-mounted storage and a wine rack. There is space and plumbing for a washing machine and tumble dryer, together with downlights, extractor, radiator and a glazed door providing access to the side passage.

Landing
A spacious galleried landing with doors leading to all five bedrooms and the family bathroom. There is a large loft hatch with pull-down ladder providing access to the partially boarded loft, together with an airing cupboard housing the hot water cylinder.

Bedroom One
An impressive principal double bedroom with two uPVC double glazed windows to the front elevation, both enjoying superb views across Tachbrook Country Park and the surrounding farmland and fitted with contemporary shutters.
The room features Karndean luxury vinyl flooring and a striking timber-slatted acoustic feature wall, cleverly designed to conceal a walk-in wardrobe behind. The dressing area provides an excellent range of hanging rails, shelving and drawers, enhanced by integrated LED lighting. There is a further section of slatted feature wall, a radiator and a glazed pocket door leading through to the en-suite.

En-Suite
A beautifully refitted contemporary en-suite featuring porcelain chevron-pattern tiled flooring and a black-framed shower enclosure with mains-fed rainfall shower and wall-mounted black controls. The room also features textured timber-effect feature tiling, a floating vanity unit with a round stone-effect wash basin and wall-mounted black mixer tap, WC, black heated towel radiator, downlights and two mirror light points. A uPVC double glazed window provides natural light and ventilation.

Bedroom Two
A spacious double bedroom with two uPVC double glazed windows enjoying impressive views across Tachbrook Country Park and the surrounding farmland. Both windows are fitted with contemporary shutters. There is also a radiator and a door leading through to the en-suite.

En-Suite
Comprising a tiled shower enclosure with bi-folding glass door and mains-fed shower, hexagonal-pattern tiled flooring, pedestal wash hand basin with mixer tap and WC.
Further features include half-height wall tiling, extractor, black heated towel radiator and a uPVC double glazed window.

Bedroom Three
A double bedroom currently presented with a children's theme, featuring a radiator and uPVC double glazed window overlooking the rear garden.

Bedroom Four
Another double bedroom currently presented with a children's theme, with a radiator and uPVC double glazed window overlooking the rear garden.

Bedroom Five
A further double bedroom featuring engineered white oak flooring, radiator and a uPVC double glazed window.

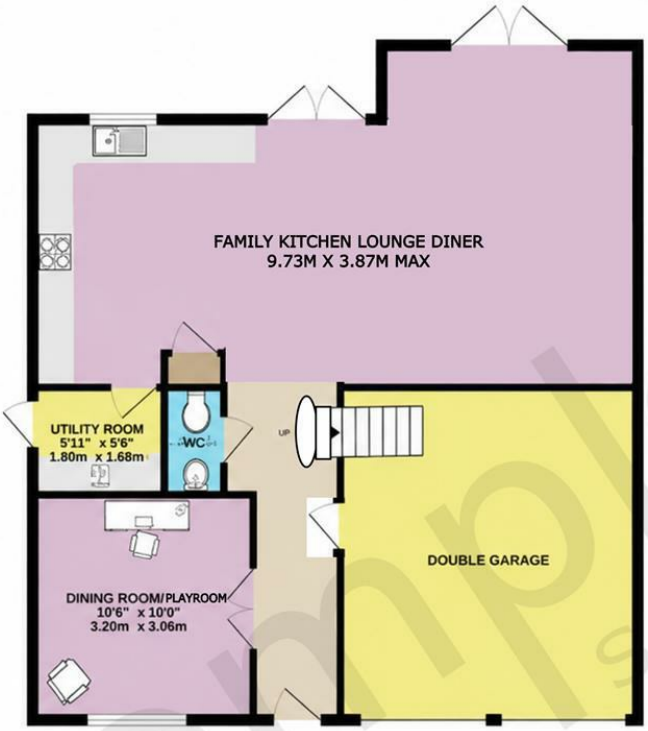
Bathroom
A stylish family bathroom fitted with a white suite comprising a bath with chrome taps and mains-fed shower above, complemented by a glazed shower screen with flipper panel.
There is a pedestal wash hand basin with chrome mixer tap, WC and black heated towel radiator. Further features include half-height feature panelling, tiled splashbacks, chevron-laid porcelain tiled flooring, downlights, extractor and a uPVC double glazed window.

Rear Garden
A beautifully landscaped contemporary rear garden designed with both entertaining and family life in mind. Immediately adjoining the property is an extensive porcelain-tiled patio providing an excellent outdoor seating and dining area beneath a fixed timber pergola. Beyond is a generous lawn with timber sleeper-retained areas and a dedicated children's play area with rubberised flooring. The garden is enclosed by timber fencing with established perimeter planting and a selection of young trees. A gated side passage provides access to the front of the property, while additional features include exterior lighting, an outside tap and two outdoor electrical sockets.

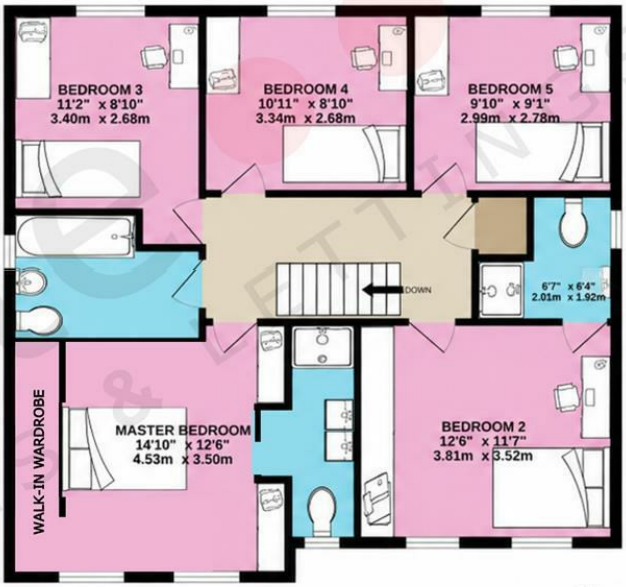
Location
Madan Gardens forms part of the highly regarded Meadowsweet Farm development in Bishop's Tachbrook, an increasingly popular modern community positioned on the southern fringe of Leamington Spa. Number 7 enjoys a particularly desirable position within the development, facing towards the extensive open green space of Tachbrook Country Park, providing an attractive outlook and immediate access to countryside walks and recreational space.
Bishop's Tachbrook itself is a well-established and sought-after Warwickshire village offering a strong sense of community, with local amenities including a village shop, primary school, public house, sports and recreation facilities. The Meadowsweet Farm development is particularly well positioned for the nearby Oakley School, making the area an excellent choice for families.

Despite its semi-rural outlook, the property remains extremely convenient for both Leamington Spa and Warwick, with Leamington Spa town centre and railway station within easy reach. There is also excellent access to the M40 and surrounding road networks, while major employers including Jaguar Land Rover at Gaydon are readily accessible. The combination of a modern family development, excellent schooling, convenient transport connections and the outstanding green space of Tachbrook Country Park makes Meadowsweet Farm one of the most appealing modern developments on the southern side of Leamington Spa.

GROUND FLOOR



1ST FLOOR



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5 BEDROOM, DETATCHED

TOTAL FLOOR AREA : 1646sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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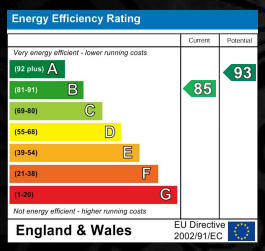
The Leamington Property Expert

- Taylor Wimpey '2020' Detached
- Meadowsweet Farm - Bishops Tachbrook
- Three Bathrooms
- Utility, Guest WC & Playroom/Dining Room
- Parking & Gardens
- The 'Lavenham' Design
- Five Double Bedrooms
- Full Width Family Kitchen Living Diner
- Double Garage
- Views Over Tachbrook Country Park

MADAN GARDENS, LEAMINGTON SPA

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



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