



Connells

Church Hill
Bishops Tachbrook Leamington Spa

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Bishops Tachbrook Leamington Spa CV33 9RJ

for sale offers over
£375,000



Property Description

A stunning, renovated two double bedroom semi-detached bungalow, enviably positioned on Church Hill in the highly desirable village of Bishops Tachbrook, enjoying picturesque views overlooking the church.

This beautifully presented home has been thoughtfully and comprehensively updated by the current owners to an exceptional standard. Improvements include luxury LVT flooring throughout with solid oak trims, full replastering, new radiators, and a stylishly refitted en-suite, with the entire home having been painted with a neutral palette, designed by Farrow and Ball.

The accommodation is both spacious and well-balanced, beginning with a welcoming entrance hallway. The impressive lounge features a striking inglenook fireplace and benefits from delightful views towards the church, creating a warm and inviting focal point. A separate Howdens fitted kitchen offers ample dining space, complemented by a practical utility room.

The property offers two generous double bedrooms, with the principal bedroom benefitting from a newly installed en-suite. A contemporary family bathroom completes the internal accommodation.

Externally, the property continues to impress. To the front, there is a beautifully landscaped garden alongside a driveway providing off-road parking for up to three vehicles. The rear garden is a private, landscaped courtyard-style space, thoughtfully designed with raised planted borders—ideal for low-maintenance

outdoor living and entertaining.

Approach

Set in an enviable position opposite the church the property is set back from the road behind the landscaped fore garden and driveway providing off road parking for three cars.

Entrance Hallway

Welcoming entrance hallway having LVT flooring, a radiator, two double glazed windows to front elevation. With steps leading up to the master bedroom and a door to the lounge.

Lounge

Spacious and bright lounge benefitting from an Inglenook log burner, LVT flooring, a radiator, a double glazed window to front elevation and a door to the inner hallway.

Inner Hallway

With a door off to the second bedroom and leading through to the kitchen diner, utility and bathroom.

Kitchen/Diner

Howdens fitted with wall and base units with complementary Quartz work surfaces over and upstand, incorporating a one and a half bowl, sink and drainer unit. Integrated appliances include an eye-level Bosch oven, gas hob with cooker hood over, a dishwasher and a fridge/freezer. Benefitting from LVT flooring, kidney corner swing shelves, hidden internal drawers ideal for spices and cutlery

storage, ceiling spotlights and double glazed windows to side and rear elevations and double glazed French doors leading out to the garden.

Utility Room

Fitted with work surfaces and providing space and plumbing for a washing machine. There is a radiator, a double glazed window to the rear elevation with doors to the garden and family bathroom.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and drencher shower over, as well as a W/C. Having partly tiled walls, a fitted towel rail and a double glazed window to the rear elevation.

Bedroom One

Generous double bedroom having LVT flooring, a radiator, a double glazed window to the front elevation and a door to;

En-Suite

Newly fitted ensuite with a three piece suite fitted with a wash hand basin with vanity unit, double shower and a W/C. Having a fitted towel rail and a window to rear elevation.

Bedroom Two

Good size second bedroom with a radiator and a velux window to the side elevation.

Outside

Front Of The Property

Landscaped fore-garden benefitting from outdoor socket and water feature. With a driveway providing off road parking for

several cars.

Rear Garden

The rear garden has been thoughtfully designed to create a private outdoor retreat, offering a stylish courtyard setting with a patio area for entertaining and beautifully arranged raised planted borders.









Total floor area 91.9 m² (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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