



Connells

Field Close
Bishops Tachbrook Leamington Spa



Property Description

An exceptional four double bedroom detached residence, set within the exclusive Fosse Farm development. Constructed in 2021 by Trio Square to an exacting standard, this outstanding home offers contemporary elegance throughout and benefits from the remainder of an ICW warranty.

From the moment you step inside, the property impresses with a sense of space, light and refined finish. A welcoming entrance hallway leads to a beautifully proportioned lounge, perfect for both relaxation and entertaining, alongside a dedicated study ideal for home working.

The heart of the home is the stunning open-plan kitchen, dining and snug area — thoughtfully designed for modern living. The kitchen is exquisitely appointed with premium Symphony cabinetry, complemented by luxurious granite work surfaces and high-quality integrated appliances. This impressive space seamlessly blends style and functionality, further enhanced by a separate utility room and a downstairs cloakroom.

Upstairs, the property continues to impress with four double bedrooms. Two benefit from fitted wardrobes, while the principal suite offers a serene retreat with its own elegant en-suite. The family bathroom and en-suites are finished to an impeccable standard, featuring sophisticated Porcelanosa white sanitaryware.

Externally the property enjoys a rare, beautifully private rear garden offering a generous and tranquil space for entertaining or relaxing. A car port and driveway provide tandem parking for two vehicles.

Location

The development is ideally located just 2.2 miles from Leamington Spa town centre and train station, with excellent access to the historic town of Warwick. Positioned between Warwick Gates, Whitnash and Bishops Tachbrook, Fosse Farm benefits from a wealth of local amenities, including Oakley School, Heathcote Primary School, local shops, nearby bus routes, and Warwick Gates Doctors' Surgery.

This well-connected location is particularly appealing for commuters, offering close proximity to the M40 and Fosse Way, while rail services from both Leamington Spa and Warwick Parkway provide direct links to Birmingham and London Marylebone.

Fosse Farm represents an ideal setting for families and buyers offering the appeal of a small, private community within easy reach of excellent transport links and everyday conveniences.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, radiator and doors to the lounge, study, cloakroom and kitchen dining snug.

Downstairs Cloakroom

Fitted with Porcelanosa white sanitaryware, Porcelanosa chrome basin taps, Porcelanosa ceramic floor tiles, half tiling to selected walls splashback to basin and downlighters.

Study

With a radiator and a double glazed window to front elevation.

Lounge

Spacious light and airy lounge featuring a radiator and a double glazed window to front elevation.

Kitchen/Dining/Snug

Symphony fitted kitchen consisting of wall and base units with complementary granite work surfaces over, incorporating a stainless steel sink and drainer unit. Featuring Bosch integrated appliances; double oven, dishwasher, hood, hob and fridge/freezer, with two radiators, a double glazed window to rear elevation and French doors leading to the garden.

Utility Room

Fitted with wall and base units and granite work surfaces over. Providing space for a washing machine and tumble dryer, with a radiator and a door to side elevation.

First Floor

Master Bedroom

Double bedroom benefitting from two fitted wardrobes with sliding mirrored doors, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Fitted with elegant Porcelanosa white sanitaryware, comprising a stylish wash hand basin with vanity unit, low-level W/C with concealed cistern, and a sleek walk-in shower enclosure. The space is enhanced by partially tiled walls, a shaver point, heated radiator, and a double glazed window to the side elevation, allowing for ample natural light.

Bedroom Two

Double bedroom comprising a fitted wardrobe with sliding mirrored doors, a radiator and a double glazed window to front elevation.

Bedroom Three

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Four

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with Porcelanosa white sanitaryware, comprising a sleek wash hand basin with vanity unit, a bath with shower over, and a low-level W/C with concealed cistern. The room is complemented by partially tiled walls, a heated towel rail, and a double glazed window to the rear elevation.

Outside

Rear Garden

A beautifully landscaped, private and generously proportioned rear garden, predominantly laid to lawn and enclosed by fencing, offering a wonderful sense of seclusion. A patio area provides the perfect space for outdoor dining and entertaining. Exceptionally private and a rare find for a modern development.

Parking

Driveway providing off road parking for two cars. There is a single carport also providing one further parking space.

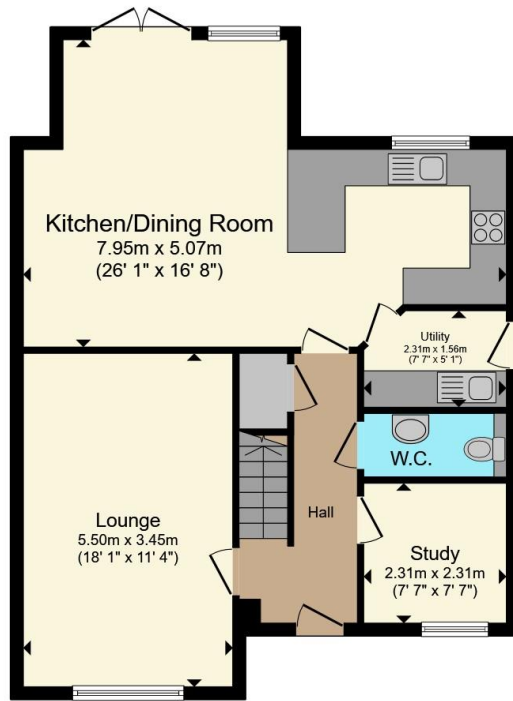
Management Charge

There is an annual management charge of £250 to maintain the private road and drainage, managed by the residents with no management company involved.

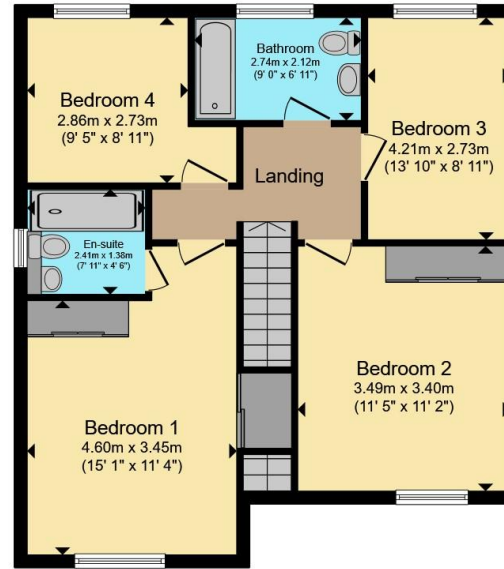








Ground Floor



First Floor

Total floor area 138.1 m² (1,486 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315407



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315407 - 0004