



Yardley Way, Bishops Tachbrook  
Offers Over £500,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa is thrilled to present to the market this four bedroom, three bathroom, detached family home on the popular Oakley Meadow development in Bishops Tachbrook, a short drive to Leamington Spa (3.4 miles).

Built in 2018, this wonderful family home has been tastefully decorated and beautifully maintained to provide cotemporary family living with accommodation extending to approximately 1378 sq ft.

### Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Apr 25)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Apr 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











## The Finer Details

Upon arriving at Yardley Way, a spacious entrance hall runs this length of the property, guiding visitors into the ground floor living accommodation as well as providing access to cloakroom/WC, storage cupboard and a useful utility room.

To the front of the property a spacious sitting room is flooded with natural light from a large, square bay window which overlooks Yardley Way. The sitting room has been beautifully designed by the current owners to provide a cosy and intimate place to relax.

Along the central hallway, the open plan kitchen and adjoining diner is a wonderfully bright and light with large French doors and windows looking onto the pretty rear garden. The U-shaped kitchen is contemporary in style with plentiful countertop space and kitchen storage. There are a range of integrated appliances including a fridge/freezer, induction hobs, dishwasher and tower ovens. The generous dining area is adjacent to the kitchen and with French doors leading onto the garden patio, allows for inside/outside entertaining.

The stairs in the central hall lead onto a spacious first floor landing which in turn provides access to three double bedrooms and a family bathroom. The principal guest bedroom is a spacious double and has large windows overlooking the rear garden, as well as a stylish and modern en-suite shower room. The two other bedrooms on the first floor are both doubles, and are currently used as a study and dressing room. The contemporary family bathroom has a bath, a separate shower, a floating sink and a WC.

Occupying the entirety of the second floor, the master bedroom is a wonderfully tranquil space in which to relax. There is plenty of natural light from velux windows and full length wardrobes as well as an en-suite shower room. There is additional storage on the second floor landing, as well as eaves and attic storage.

Externally, a rear garden patio is accessed via French doors in the kitchen/diner, which in turn guides visitors into a private rear garden, which centres around a well manicured lawn and a series of potted flowers and shrubs. There is a side gate that leads to a single, detached garage which sits at the end of the driveway, which provides off-street private parking for up to two vehicles.











































## About the Area

Yardley Way is set within a small, private development on the southern edge of the desirable village of Bishops Tachbrook, which in turn offers easy access to the excellent shops, restaurants, and schools of both Leamington Spa (3.4 miles) and Warwick (3.5 miles).

Bishops Tachbrook is a well-regarded and popular village, centred around Bishop Tachbrook CofE Primary School (0.9 miles by road). Conveniently, the school backs onto Yardley Way, allowing families to cross the adjoining playing fields for an easy school run. The village also offers a strong sense of community, with local amenities including the popular, local pub, the Leopard, a village shop, sports and social club, and a hairdresser.

Nearby Leamington Spa (3.5 miles) and Warwick are home to a range of well-regarded state and independent schools. These include the newly opened Oakley School (1.5 miles), the highly rated Warwick School (4.4 miles), and the sought-after Kingsley School (4.2 miles), among others.

Leamington Spa Train Station (3.2 miles) provides direct rail links to London Marylebone (in around 1 hour 22 minutes) and Birmingham New Street (33 minutes). The M40 motorway is also easily accessible via several junctions, with the closest just 1.2 miles away—making Yardley Way a convenient base for commuters and families alike.



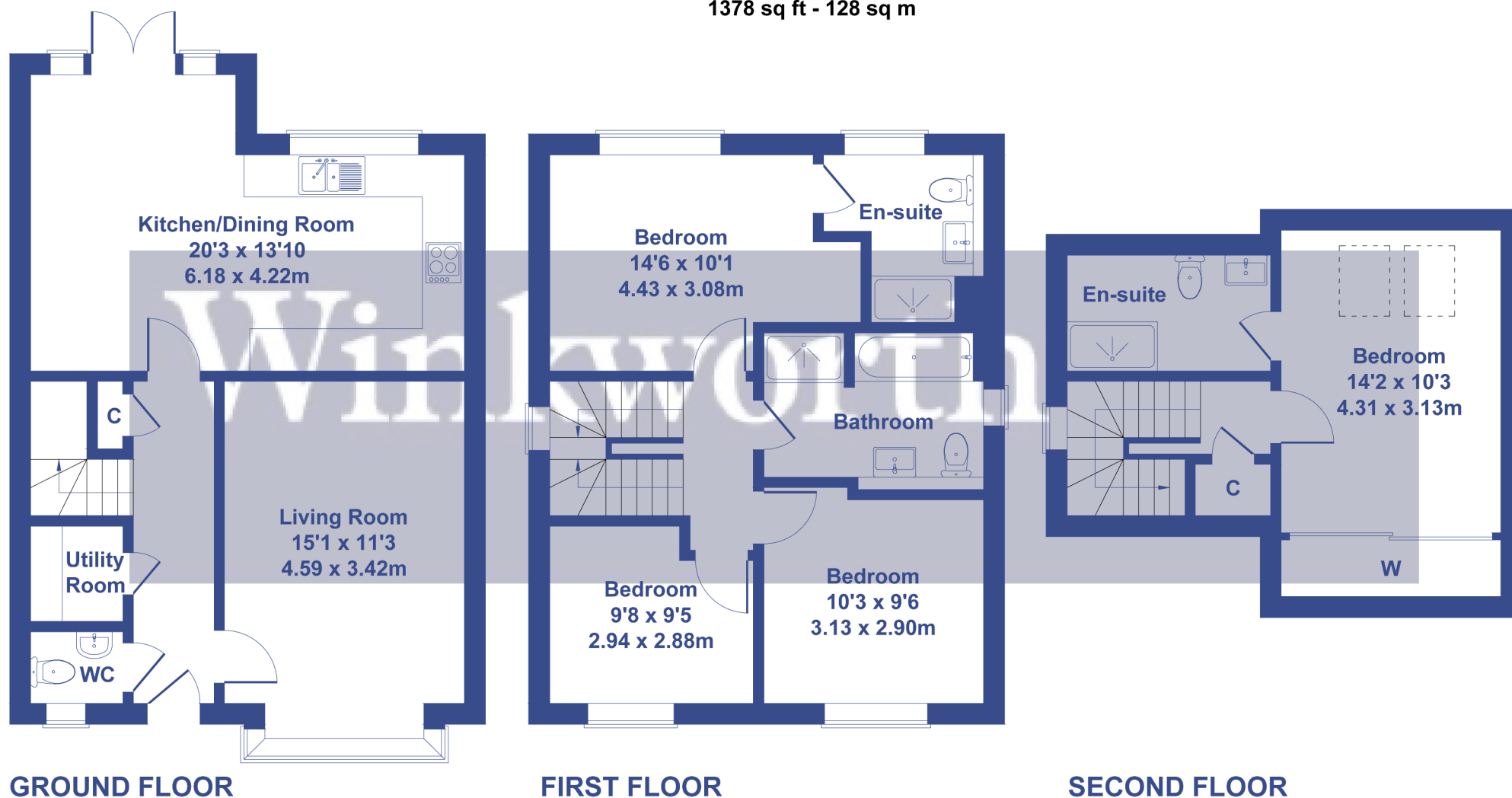






# Yardley Way, Bishops Tachbrook

Approximate Gross Internal Area  
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.









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