



**3 Farm Walk**

Leamington Spa **CV33 9QR**

Offers Over £425,000

# 3 Farm Walk

## Bishops Tachbrook

Being attractively positioned at the end of a quiet cul-de-sac in the charming village of Bishops Tachbrook, Leamington Spa, this extended semi-detached house offers a delightful blend of modern living and traditional comfort. With four spacious bedrooms, this property is perfect for families seeking a serene environment while still being close to local amenities.

The property has been renovated and in brief comprises of an entrance hall way, lounge / diner, office / study, stunning kitchen, bedroom four / family room, ground floor shower room, a garage and off road parking. To the first floor there are three great sized bedrooms, a superbly presented family bathroom and loft space for storage. There is a good sized rear garden which is great for hosting family events. New carpets were fitted on the stairs, landing and all bedrooms in May 2025.

Overall we feel this is an excellent opportunity to purchase a comfortable semi-detached house within a particularly popular village location which provides versatile living accommodation.

### LOCATION

The village of Bishops Tachbrook lies approximately three miles south of central Leamington Spa, being a popular village which is also well placed for local commuter links including the M40 motorway and the Jaguar Land Rover and Aston Martin installations at Gaydon. Within the village itself, there are a useful range of day-to-day amenities including a well regarded primary school, village hall and community centre, general store and a popular pub and eatery, The Leopard. More comprehensive amenities can be found on the southern outskirts of Leamington Spa, just a short drive away.

### ENTANCE HALL WAY

Upon entry through a newly installed carbon composite front door, you are greeted by a bright, expansive hallway. The space is adorned with sleek engineered wood flooring, exuding both warmth and sophistication. A central heating radiator ensures comfort throughout, while recessed spotlights cast a soft, elegant glow. Ample storage is provided with a convenient under-stairs cupboard. The hallway seamlessly connects to the kitchen, lounge-diner, and leads gracefully to the staircase, ascending to the first floor. For added peace of mind, the main fuse box was thoughtfully replaced in 2019.

### LOUNGE / DINER

6.54m x 3.45m (21'5" x 11'3")  
A fabulously presented lounge/diner boasts a double-glazed window at the front elevation, offering partial views of the surrounding countryside. The room is elegantly finished with engineered wood flooring, complemented by gas central heating radiators for year-round comfort. Recessed ceiling light points illuminate the space, creating a welcoming atmosphere. The area provides ample room for a large family dining table, making it perfect for both entertaining and daily living. There are double doors leading to the extended home office / study, offering a seamless flow and versatility for modern living for a small family.

### KITCHEN

5.78m x 2.92m (18'11" x 9'6")  
This stunning, newly fitted Wren kitchen and is a true masterpiece, offering an abundance of storage with clever cabinetry and drawers designed for maximum efficiency. The space is equipped with top-of-the-line features, including a Quooker tap and a full suite of integrated appliances. A Zanussi double oven, grill, and microwave cater to all your culinary needs, while the induction hob, paired with a contemporary extractor, adds a modern touch. The quartz work surfaces are complemented by a bespoke tiled splashback, creating a stylish and functional workspace. A double-glazed window fills the room with natural light, and spotlights enhance the overall ambience. Wall-mounted vertical radiators provide both warmth and elegance. Also benefiting from electrical sockets with USB charging points. There is a designated space designed for an American fridge / freezer.

### STUDY

3.36m x 2.92m (11'0" x 9'6")  
This beautifully converted extension, formerly a conservatory, was completed in 2023 and features a sleek tiled roof. The space is immaculately presented, with tiled flooring throughout and dual-aspect doors and windows that open seamlessly to the rear garden, allowing natural light to flood the room. Spotlights and elegant wall lights provide a warm, ambient glow, while a vertical central heating radiator adds both style and comfort. This extension offers a versatile space perfect for a variety of uses for family use.

### SHOWER ROOM

2.34m x 1.16m (7'8" x 3'9")  
A fully renovated and exquisitely refitted guest shower room offers a luxurious, modern design. The walk-in rainfall shower provides a spa-like experience, while the low-level flush WC ensures both style and functionality. A porcelain hand

wash basin with a sleek mixer tap is complemented by a vanity unit below for added storage. The vertical heated towel radiator adds a touch of elegance, keeping towels warm and ready. Recessed spotlights to the ceiling further enhance the sophisticated ambience of this beautiful space.

### FAMILY ROOM / BEDROOM FOUR

4.81m x 2.24m (15'9" x 7'4")  
This exceptional rear extension, formerly the garage, has been thoughtfully transformed into a bright and inviting space. Double patio doors and a double-glazed window open out to the rear garden, seamlessly blending indoor and outdoor living. The room is illuminated by recessed spotlights in the ceiling, while a central heating radiator ensures comfort throughout. Fully carpeted for a cozy and welcoming atmosphere, this versatile extension is perfect for a variety of uses, offering both style and functionality. The room is currently being used as bedroom four.

### FIRST FLOOR LANDING

Having access to adjacent rooms, to the loft and airing cupboard which houses a Worcester combination boiler.

### MASTER BEDROOM

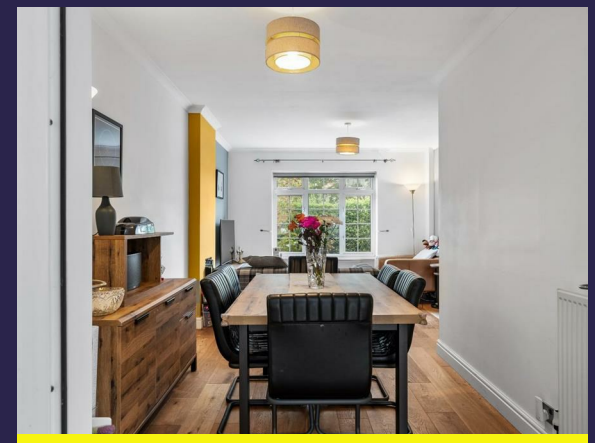
3.68m x 2.65m (12'0" x 8'8")  
This generously sized double bedroom is filled with natural light, courtesy of double-glazed windows to the front elevation. A gas central heating radiator ensures year-round comfort, while the ceiling light point adds an elegant touch. The room offers ample space for large wardrobe units, allowing for both storage and style. Ideal for relaxation and rest, this bedroom provides a peaceful and comfortable retreat.

### BEDROOM TWO

3.13m x 2.83m (10'3" x 9'3")  
This inviting second double bedroom features a double-glazed window to the rear elevation overlooking the rear garden and allowing natural light

## Features

- Superbly Presented Family Home
- New Bathrooms In 2023
- Village Location
- Side And Rear Extensions
- Off Road Parking
- Ground Floor Shower Room
- Stunning Kitchen
- Ground Floor Office / Study
- Quiet Location





# Floorplan

Internal Living Area 1,112sq ft / 103.31m<sup>2</sup>  
 Plus Garage 165 square feet / 15.28 square metres



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## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

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## Visit us

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