



Waterton Way, Bishops Tachbrook  
£500,000

**Winkworth**

for every step...





## About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully presented four bedroom detached family home offering modern living within easy reach of Leamington Spa and Warwick.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

(Checked on Ofcom Sept 24)

Mobile Coverage: Limited/Likely Coverage

(Checked on Ofcom Sept 24)

Heating: Gas Central Heating

Listed: No



## The Finer Details

Upon entering the property, a spacious entrance hall provides access to a sitting room and separate dining room/ snug, both of which enjoy a front aspect and plenty of natural light. The modern kitchen diner, has a range of built in appliances and a breakfast bar, with double patio doors leading into the rear garden and terrace from the panelled dining area. A separate utility room leads off from the kitchen and provides access to a WC/cloakroom.

On the first floor a generous landing provides access to the four double bedrooms and a family bathroom. The master bedroom has the added benefit of an en-suite shower room.

Externally, the property has a well maintained front garden, which wraps around to a detached garage and tar-mac driveway, providing ample off street parking and storage. The rear garden has a large patio which is ideal for entertaining, the remaining garden is fully enclosed and turfed.







## About this Area

Situated in the desirable Bishops Gate development in Bishops Tachbrook, Waterton Way is a quiet cul-de-sac close to the fantastic transport links, good schools and gardens of Leamington Spa and Warwick.

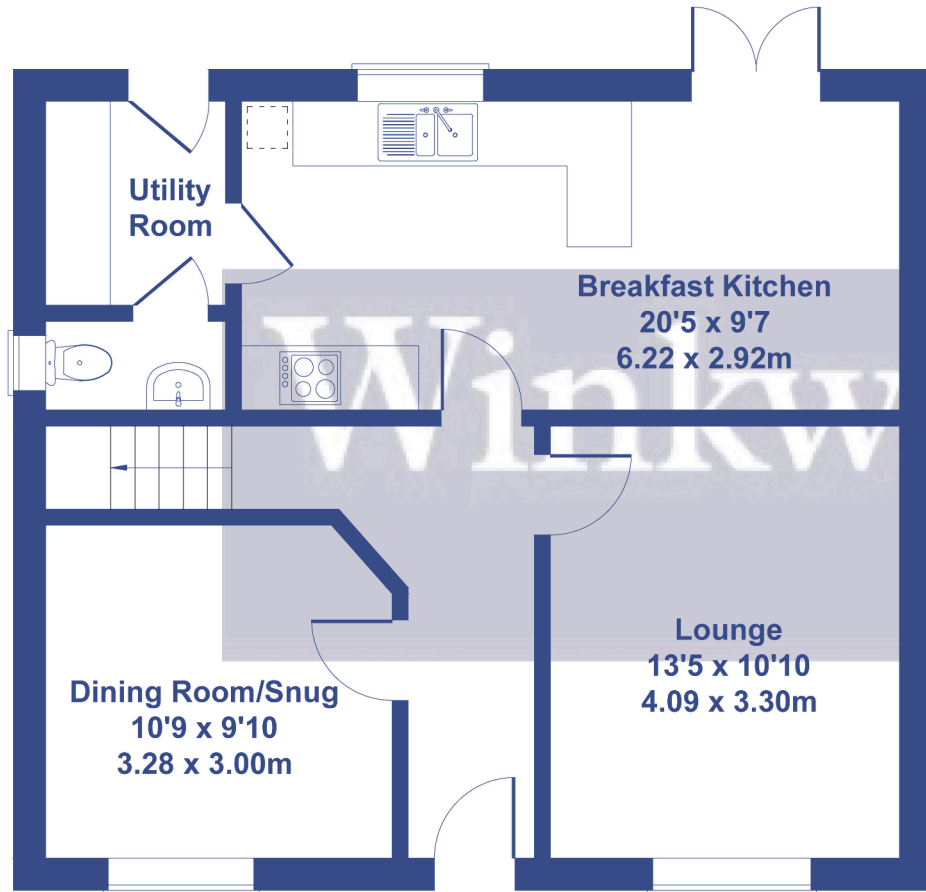
There are excellent schools within easy reach of Waterton Way including Heathcote Primary School, Myton School, Arnold Lodge School, Warwick School and Kings High School for Girls, while there is a new secondary school being built locally.

For the commuter, Leamington Spa and Warwick Parkway train stations provide direct trains into London Marylebone and Birmingham. The motorway system is accessible by various local junctions of the M40 and also provides access to London, Birmingham and further afield.

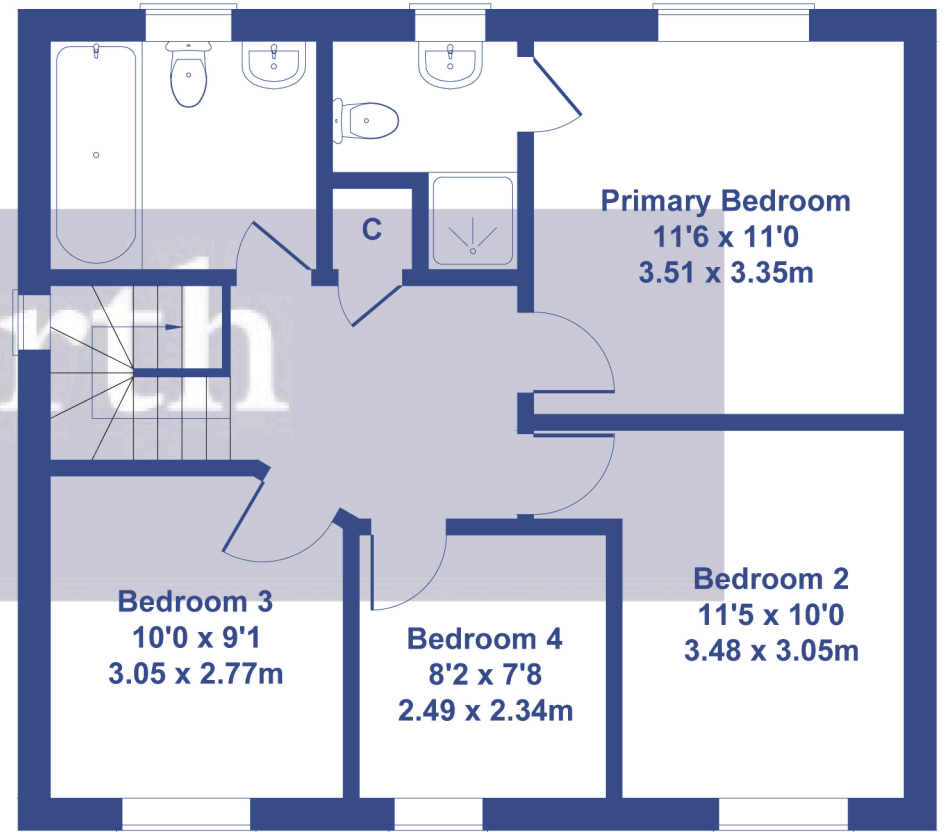


# Waterton Way

Approximate Gross Internal Area  
1245 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







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