

BY DESIGN

EST. MAYFAIR

SALES PARTICULARS

21 Radcliffe Road

Bishops Tachbrook, Leamington Spa, Warwickshire, CV33 9UR

5 BEDROOMS · DETACHED · 1,538 SQ FT · FIELD VIEWS · FREEHOLD



WELCOME

A quiet, secluded outlook

An inviting five-bedroom detached home of 1,538 sq ft, quietly set within a sought-after development with far-reaching views over open fields, still within its NHBC warranty, with driveway parking for four cars, a patio and shaded dining area, and a separate detached garage.

Inside: a versatile home office, a bright living room, and a kitchen open to a separate dining area with French doors onto the garden. Upstairs, five bedrooms include a principal suite with en-suite.



HIGHLIGHTS

Six reasons to view



Field views

Uninterrupted views over open countryside, an outlook no comparable nearby can match.



Separate garage

Detached from the house, offering useful storage beyond the internal accommodation.



Five bedrooms

1,538 sq ft, with a principal suite, en-suite, and a versatile fifth bedroom used as a music and gaming room.



Patio & driveway

A shaded dining area and patio for entertaining, plus driveway parking to the front and side for up to four cars.



Open-plan living

Kitchen and dining area with French doors onto the garden, light-filled family space.



Peace of mind

NHBC 10-year warranty, EPC B (85), freehold tenure, council tax band F.

Living Room



Home Office



Kitchen



Dining Area



Staircase & Landing



Primary Bedroom & En-Suite



FLOOR PLAN

1,538 sq ft
TOTAL INTERNAL AREA

769 sq ft
GROUND FLOOR

769 sq ft
FIRST FLOOR

189 + 240
GARAGE + PATIO (EXCL.)



TOTAL: 1538 sq. ft
1st floor: 769 sq. ft, 2nd floor: 769 sq. ft
EXCLUDED AREAS: GARAGE: 189 sq. ft, PATIO: 240 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION & SPECIFICATION

The essentials

TenureFreehold

EPC ratingB (85)

Council tax bandF

WarrantyNHBC, 10-year

OutsideGarage, drive (4 cars), patio

A NOTE FROM THE CURRENT OWNERS

“

We have loved the lifestyle that this home has given us and hope that the new owners will enjoy it as much as we have. There is something really special about being able to watch the sunset over the trees at the end of the day, or walking across the fields to get a coffee and cake. Our neighbours have really made us feel at home and could not have asked for better ones. It really is the perfect place to raise a family.

THE CURRENT OWNERS

ARRANGE A VIEWING



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BY DESIGN

Get in touch to arrange a private viewing.

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THANK YOU FOR VIEWING