



2 Savages Close

Bishops Tachbrook CV33 9RL

Offers Over £550,000

# 2 Savages Close

Being positioned at the entrance to Savages Close, this extended, detached family home offers accommodation of considerable flexibility and versatility. With three reception rooms on the ground floor, one of which has the potential to be used as a dining room, study or additional bedroom, along with three first floor bedrooms, the master forming a suite with shower room and dressing room, the accommodation is also complimented by a spacious kitchen/dining room which provides an attractive outlook over the rear garden. Externally the house occupies an appealing mature plot featuring shaped lawns and abundantly stocked beds and borders. There are parking spaces to both the front and rear of the property together with a garage. Overall this is an excellent opportunity to purchase a detached family home positioned on the fringe of Bishops Tachbrook village.

## LOCATION

Savages Close lies just outside the main village of Bishops Tachbrook and, as such, possesses a sense of exclusivity. The village itself lies approximately three miles south of central Leamington Spa and offers a good range of day-to-day amenities including a village primary school, village general store, village club and sports amenities and a popular public house and eatery, The Leopard. There are excellent local road links available including links to neighbouring towns and centres, the Midland motorway network, notably the M40 and the Jaguar Land Rover and Aston Martin installations at Gaydon.

## ON THE GROUND FLOOR

### COVERED PORCH ENTRANCE

With UPVC double glazed entrance door opening into:-

### SPACIOUS RECEPTION HALLWAY

With open tread staircase off ascending to the first floor, built-in storage/cloaks cupboard, central heating radiator, further fitted storage cupboard and doors radiating to:-

### CLOAKROOM/WC

Having been attractively re-fitted with contemporary white fittings comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and integrated cupboard below, wall cabinet, chrome towel warmer/radiator and partially tiled walls.

### LOUNGE

4.72m x 3.63m (15'6" x 11'1")  
With UPVC double glazed windows to front and rear elevations, attractive granite feature fireplace housing an open coal effect living flame gas fire and two central heating radiators.

### GARDEN ROOM/BEDROOM NO. 4

3.18m x 2.87m (10'5" x 9'5")  
With central heating radiator and UPVC double glazed sliding patio door opening into:-

### CONSERVATORY

3.15m x 2.57m (10'4" x 8'5")  
Providing an attractive outlook over the rear garden and having exposed brick to lower level with UPVC double glazed windows surrounding, ceiling fan, double glazed French style doors opening into the garden itself.

### MUSIC ROOM/STUDY

2.90m x 2.41m (9'6" x 7'11")  
Having fitted shelving, wall cupboard housing the Worcester gas fired boiler, UPVC double glazed window, fitted cupboard and archway giving through access to:-

### KITCHEN/DINING ROOM

6.93m x 3.28m (22'9" x 10'9")

The kitchen area being comprehensively and attractively fitted and equipped with a range of units in a modern, white panelled style finish and comprising coordinating base cupboards, drawers and wall cabinets, roll edged worktops with tiled splashbacks, inset four burner gas hob, fitted electric double oven, inset 1.5 bowl sink unit, ceramic tiled floor throughout the kitchen and dining area, triple aspect UPVC double glazed windows, central heating radiator and double glazed door giving external access from the dining area to the garden.

### ON THE FIRST FLOOR

### LANDING

With UPVC double glazed window and doors to:-

### MASTER BEDROOM SUITE

### MASTER BEDROOM

3.28m x 2.95m (10'9" x 9'9")  
With dual aspect UPVC double glazed windows, central heating radiator and archway giving access to:-

### DRESSING ROOM

2.69m x 2.31m (8'10" x 7'7")  
With access trap to the roof space with retractable loft ladder, various fitted wardrobes, central heating radiator and UPVC double glazed window.

### EN SUITE SHOWER ROOM

3.28m x 1.19m (10'9" x 3'11")  
Having white suite comprising low level WC, integrated wash hand basin with surface and storage cupboard below, walk-in shower enclosure with sliding glazed door giving access, electric shower unit, central heating radiator and obscure double glazed window.

### BEDROOM TWO

4.75m x 3.63m (15'7" x 11'11")  
A large and spacious bedroom having triple aspect UPVC double glazed windows, central heating radiator and various fitted wardrobes and drawer storage.

### BEDROOM THREE (REAR)

3.00m x 2.87m (9'10" x 9'5")  
With fitted wardrobe, central heating radiator and UPVC double glazed window.

### FAMILY BATHROOM

With fully tiled walls and white fittings comprising low level WC with concealed cistern, inset wash hand basin with integrated cupboard below, panelled bath with Mira electric shower unit over, built-in airing cupboard, central heating radiator and obscure double glazed window.

### OUTSIDE

## Features

Extended Detached Family House

Attractive Mature Plot

Three Reception Rooms and Cloakroom

Extended Kitchen/Dining Room

Master Bedroom with En-Suite/Dressing Room

Two Bathrooms

Three/Four Bedrooms

Lovely Rear Garden

Parking and Garage

Further Area of Co-Owned Woodland





## Floorplan



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## Visit us

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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 E - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC