



JUBILEE
GARDENS

ROYAL LEAMINGTON SPA

Welcome



Jubilee Garden Development

Castle Homes are proud to offer a selection of design-led houses created for the modern family offering security and comfort, a flexible and spacious living space with quality fittings and finish.

Jubilee Gardens is a bespoke gated development of 10 family homes located in Tachbrook Road, Leamington Spa, CV31. The gated development offers a choice of 4-bed semi-detached and terraced townhouses with varying designs and 3-bed bungalow; all boasting private driveways, garage and secure off-road parking. In addition to shared landscaped green spaces on the development, each home has a secluded garden with garden patios, lawns and planting creating a delightful refuge where children can play safely.

Situated on a leafy private road just 200 yards from open Warwickshire countryside, Jubilee Gardens offers a rare opportunity to purchase a contemporary home in green surroundings that also offers easy access to the M40 and wider motorway network yet within minutes from the historic town centres of Warwick and Royal Leamington Spa.

Local Area

Life in Leamington couldn't be more diverse, from its Georgian architecture and tranquil surroundings such as Jephson Gardens and the Pump Rooms and Museum and Art Gallery, to the contemporary bars, restaurants and nightlife.

A train from Leamington Station will deliver you to London in just over an hour. Leamington is the thriving shopping hub with many fine shops and an abundance of coffee shops and restaurants. Warwick, with its quaint streets and magnificent castle, is a great place to take your visitors. The area is also blessed with good golf courses, health clubs and a large swimming pool complex.

You will find excellent primary and secondary schools within easy reach including the historic Warwick independent School. Other private schools are on the doorstep; along with one of the country's best Further Education Colleges and the University of Warwick.



HOUSE TYPES

- The Kenilworth
- The Compton
- The Blenheim
- The Warwick
- The Windsor

This diagram is not to scale. Landscaping and trees are indicative only and may alter during construction. The gardens, trees and greenery shown are illustrative only. All finishes and materials may vary from those shown here. Please ask our Sales Team for specific details

W. J. Hughes 12



Castle Homes of Warwick are a high quality house builder with a vision to design and develop properties of distinction in desirable locations around the UK.

Our developments are focussed on meeting the aspirations and expectations of our customers by creating residential homes of a superior standard to main stream house builders. This philosophy, combined with our local focus allows us to stay close to our customers and ensure that our houses become personal homes.

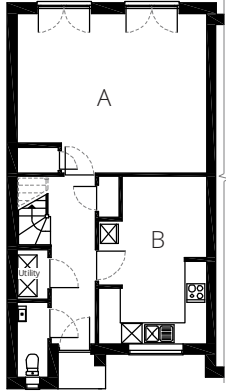
In creating Jubilee Gardens, Castle Homes has committed to minimising the environmental impact of the development by choosing design and specification features that improve the performance and sustainability of each home.

Please feel free to contact us for further information on Jubilee Gardens or any of our other developments, where we will be happy to discuss your requirements and needs.

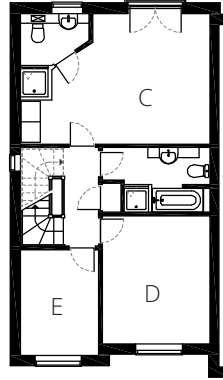
THE KENILWORTH

4 Bedrooms ,145.1 sqm

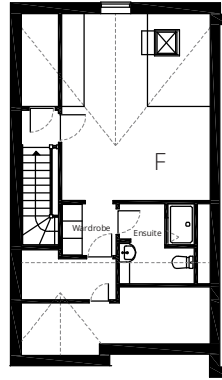
Ground floor



First floor



Second floor



- A Living Room
5.53m x 4.71m
- B Kitchen
3.13m x 4.93m

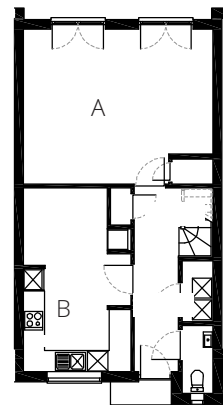
- C Bedroom 2
5.57m x 3.99m
- D Bedroom 3
3.17m x 3.78m
- E Bedroom 4
2.30m x 3.12m

- F Bedroom 1
4.37m x 5.51m

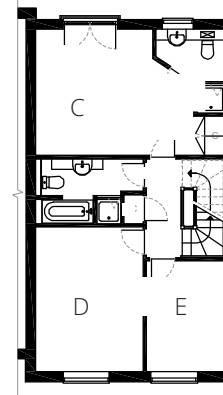
THE COMPTON

4 Bedrooms ,149.5 sqm

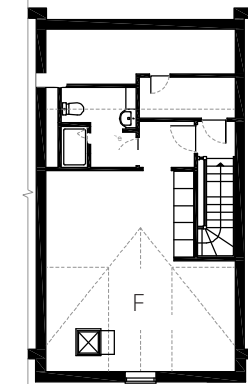
Ground floor



First floor



Second floor



- A Living Room
5.57m x 4.56m
- B Kitchen
3.16m x 5.42m

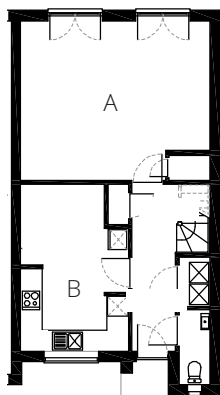
- C Bedroom 2
5.57m x 3.71m
- D Bedroom 3
3.16m x 4.27m
- E Bedroom 4
2.31m x 3.27m

- F Bedroom 1
5.57m x 5.92m

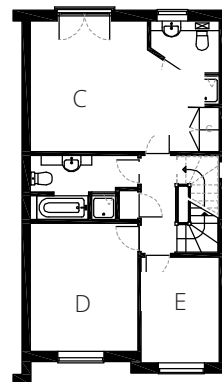
THE WINDSOR

4 Bedrooms ,145.1 sqm

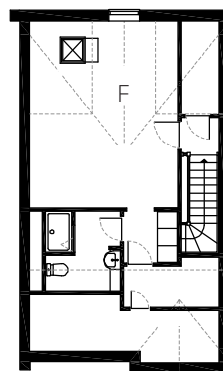
Ground floor



First floor



Second floor



- A Living Room
5.53m x 4.71m
- B Kitchen
3.13m x 4.93m

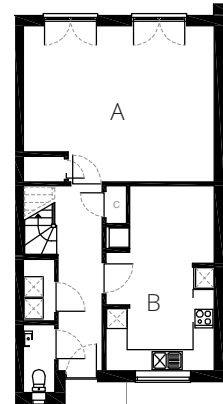
- C Bedroom 2
5.57m x 3.99m
- D Bedroom 3
3.17m x 3.78m
- E Bedroom 4
2.30m x 3.12m

- F Bedroom 1
4.37m x 5.51m

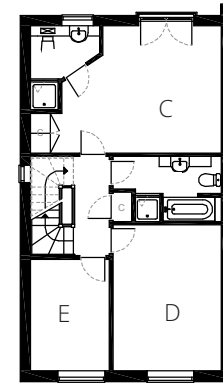
THE WARWICK

4 Bedrooms ,149.3 sqm

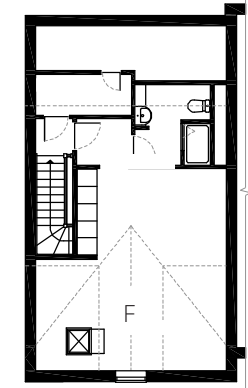
Ground floor



First floor



Second floor



- A Living Room
5.55m x 4.56m
- B Kitchen
3.16m x 5.42m

- C Bedroom 2
5.57m x 3.78m
- D Bedroom 3
3.16m x 4.27m
- E Bedroom 4
2.31m x 3.27m

- F Bedroom 1
5.57m x 5.92m

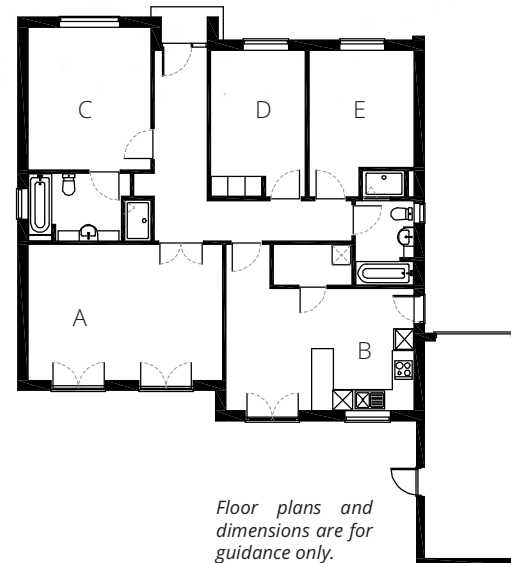
Floor plans and dimensions are for guidance only.



THE BLENHEIM

3 Bedrooms, 113.7 sqm

- | | |
|---------------|---------------|
| A Living Room | D Bedroom 2 |
| 5.73m x 4.01m | 2.80m x 4.33m |
| B Kitchen | E Bedroom 3 |
| 5.55m x 4.91m | 3.10m x 4.33m |
| C Bedroom 1 | |
| 3.62m x 4.21m | |



Floor plans and dimensions are for guidance only.

Specification



Our homes are lovingly designed, with the highest quality specification.

Decor

- Ceramic floor and wall tiles in bathrooms
- Neutral colour scheme

Kitchens

- Fully fitted kitchens
- Stainless steel bowl sink with drainer
- Stainless steel integrated electric oven, 4 ring hob, chimney hood*
- Integrated Fridge/Freezer and Dishwasher*

Bathrooms and En-suites

- Integrated bathroom furniture
- White sanitaryware including sinks, WCs, showers and bath
- Showers with integrated glass door with chrome trim
- Chrome taps, shower heads and flush buttons

Heating

- Underfloor heating in main bathrooms
- Energy efficient gas condensing boiler
- Radiators with thermostatic valves

Garage and Parking

- Garage for each house
- 1 parking space in front of each garage
- 1 parking space outside each house

Lighting and Electrics

- Shaver points to Bathrooms and En-suites
- BT points to lounge and bedrooms
- TV/Radio points to lounge and bedrooms
- Ethernet wired network points
- Energy efficient down lighters to kitchen, bathrooms and corridors
- External garden lighting

Environmental Credentials

- Minimum of 10% renewable energy generation
- Energy efficient condensing boilers will be installed
- 'A' rated energy efficient windows will be installed
- All fitted appliances with minimum performance rating 'A'
- Water conservation through fitted water meters and rain water butts
- Bicycle storage to each new home to encourage greener transport

Peace of Mind

- Ready wired for alarm system
- Sealed, double glazed uPVC windows
- 10 year Build Warranty
- 1 year manufacturers' fixture and fittings guarantee

** As part of a package*

Specifications are subject to change without notice.

**JUBILEE GARDENS
LEAMINGTON SPA
WARWICKSHIRE, CV31 3DQ**

By Road

From the South exit M40 Junction 13, proceed North on the B4087 for 2.5 miles through Bishops Tachbrook before continuing on to Tachbrook Road where you will find Jubilee Gardens on the right hand side.

From the North exit M40 Junction 14. Follow signs for Leamington Spa (A452). Take the 4th exit at second large roundabout (Bishops Tachbrook and Harbury) Go over the first roundabout and after half mile turn left at the traffic lights onto the Tachbrook Road. Jubilee Gardens is located half a mile on the right side of Tachbrook road just before the traffic lights.

By Rail

A taxi journey from Leamington Spa Station will take approximately 4 minutes.



Getting Here

Jubilee Gardens is close to major transport infrastructure including Leamington Spa Train Station and the M40 Motorway.

A DEVELOPMENT BY:



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For sales enquiries please contact:



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