



CHESTERTON GARDENS



A NEW DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES
ROYAL LEAMINGTON SPA



Royal Leamington Spa





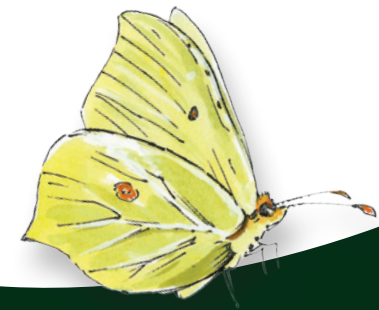
Fashionable and elegant

Royal Leamington Spa is a fashionable and elegant town with Georgian and Victorian architecture, wide boulevards, tree-lined avenues, squares and glorious gardens. It is a unique environment in the Heart of England, and a perfect setting for a beautiful new range of traditionally built 2, 3, and 4 bedroom homes by AC Lloyd.

Situated approximately 2 miles from Leamington Spa's Parade yet on the edge of open countryside and with a neighbouring established nature reserve, these new homes combine the best of both worlds – a home in leafy Warwickshire yet only a short distance from a thriving town centre.

Just some of the highlights of Leamington include its wonderful and award-winning Jephson Gardens, its riverside walks, and the Royal Pump Rooms with its impressive Victorian architecture.

It offers first-class shopping with a wealth of independent and specialist boutiques in addition to all of the high street chains you would expect to find in a large town. It also has an impressive array of entertainment venues and the towns' cafes, bars and restaurants are rightly held in high regard, with all tastes and budgets catered for.



Homes you'll love...



This street scene illustration is for guidance only and may be subject to change. Landscaping shown is indicative only.



in a beautiful location

Chesterton Gardens has been thoughtfully designed to combine the best of contemporary living with a delightful rural location and all the homes have been designed to meet the needs of modern life.

The houses are constructed using modern, highly efficient building systems to keep them cool in summer and efficient to heat in winter with selected properties benefiting from renewable energy.

The development has been designed with the garden town philosophy in mind with boulevards linking squares and amenity spaces and many houses facing on to green areas. Tree-lined streets help create safe and convenient places to walk or cycle and a substantial public open space provides opportunities for recreation whilst the adjoining nature reserve is already a haven for wildlife as well as a setting for a mature landscape and trees.

Families, singles and young couples will benefit from living in an environmentally-friendly green setting that will mature and improve.

The area has an enviable reputation for its wide range of private and state schools and is noted for its breadth and quality of cultural and sporting activities.

The development is well located for road and rail access with Junction 15 of the M40 just 6 miles away linking the area with Solihull, Birmingham and Banbury. The local road network allows pleasant trips to Stratford, Warwick, Coventry and Kenilworth.

Both Leamington and Warwick have rail stations with London under 2 hours away and the development is conveniently located for the local bus service.



Building a community



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Photographs show typical AC Lloyd interiors.



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For further information please call **01926 458930** or visit **acloyd.com**

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AC Lloyd Homes Limited has a policy of continuous improvement. We reserve the right to alter the layout of the site, housetypes and specification without prior notice. The details in this brochure are for initial information only and do not form any part of the contract. Artist's impressions images are typical of the homes available at Chesterton Gardens. Photographs show the local area and typical AC Lloyd Homes lifestyle. September 2014.

