



BEAUTIFUL HOMES THAT LAST A LIFETIME

Your home is a place to relax, showcase your personality and create life-long memories with your friends and family.

Oakley Grove is a place to do all the above and, with a range of two, three, four and five bedroom contemporary homes being built, there's something to suit everyone, whatever your stage of life.

At A.C.Lloyd, we take our time to deliver homes that we can be proud of; we consider each of our developments individually to ensure that our house designs and finishes suit the character of the local area. As you look through the plans for Oakley Grove, you'll discover a range of beautiful house types to choose from; each of which has been designed to offer something a little bit different.

Of course, finding your dream home is also about finding the perfect location. A.C.Lloyd has been building homes in the Warwickshire area for nearly 70 years so we know what makes this a great place to live.

Nestled between Leamington Spa and Warwick, Oakley Grove is perfectly positioned for you to enjoy the boutique shops, popular restaurants and abundance of local festivals on offer. Not to mention Oakley Grove has created the opportunity for a large country park and a brand new primary school, both of which will be located right on your doorstep.

The development also has enviable transport links, making it an ideal place for both professionals and families to live.

Whatever stage of the property ladder you're on, Oakley Grove is the perfect place for you to call home.



Delivering
the perfect
home for many
generations





ROYAL PRIORS

UEL

EAST

BROOK STREET

ROYAL PRIORS

ROYAL PRIORS



IDYLIC SETTING WITH HERITAGE ON THE HIGH STREET

Perfectly positioned on the outskirts of Bishop's Tachbrook, Oakley Grove is equidistant between the historic towns of Leamington Spa and Warwick.

Leamington Spa is a beautiful modern town, full of regency splendour and dramatic Georgian and Victorian architecture. The town offers a unique shopping experience, combining specialist boutiques and popular high street brands in a picturesque and traditional setting. Bursting with flavour, the town centre is also home to over 50 pubs, bars and restaurants, offering food from around the globe.

The Grade II listed Royal Pump Rooms, originally one of the town's finest spa baths, is now a centre for culture and tourism, housing both the public library and Leamington Art Gallery and Museum. The award-winning Jephson Gardens is a popular attraction for all ages thanks to the impressive fountain, beautiful floral displays and tropical Glasshouse.

Warwick is also a town steeped in history; the home of Warwick Castle, originally built by William the Conqueror in 1068, and Warwick Racecourse, where the first stand was built in 1808. Blending the old with the new, Warwick town centre is a bustling mix of independent retailers and antiques, traditional tea rooms and fine dining.

Bishop's Tachbrook itself is a picturesque village offering shops, a doctors surgery and a local public house. Full of community spirit, there is plenty for all the family to get involved with including the Bishop's Tachbrook football and cricket teams, baby and toddler groups, dance classes and book clubs.

Discover Warwickshire – you won't be disappointed.



DREAM LIFESTYLE WITH EVERYTHING ON YOUR DOORSTEP

Within minutes of Oakley Grove, you'll find an abundance of shops, restaurants, fitness suites and plenty of family entertainment.

In addition to the well-known historical attractions, including Warwick Castle and the Royal Pump Rooms, you'll find the Royal Priors Shopping Centre and Leamington Shopping Park, alongside high street and boutique stores. Offering lots to keep you entertained, the area attracts top exhibitions and productions to suit all the family, as well as hosting the annual Warwick Folk Festival.

Not to forget the bustling food and drink scene including award-winning cafés, bars and restaurants, regular farmers markets and the annual Leamington Spa Food Festival.

Oakley Grove is also just three minutes from Nuffield Health Fitness and Wellbeing and five minutes from Leamington and County Golf Course, as well as having plenty of open green space nearby. There is also easy access to Newbold Comyn Leisure Centre in Leamington Spa. Those with children can be rest assured too thanks to the excellent schools (including Myton Secondary School and multiple Ofsted rated outstanding and good primary schools), colleges and University of Warwick located close by.

Being located off the A452 Oakley Grove has easy access to Junction 13 of the M40, meaning places further afield are easily accessible. Both Birmingham and Stratford-upon-Avon, can be reached in under an hour, making it perfect for commuters and those wanting to explore.



DISCOVER NEW PLACES

ALL WITHIN A 7 MINUTE DRIVE*

**LEAMINGTON AND
COUNTY GOLF CLUB**
6 MINUTES



WARWICK CASTLE
6 MINUTES



**ROYAL PRIORS
SHOPPING CENTRE**
7 MINUTES



ST NICHOLAS PARK
7 MINUTES



**JEPHSON
GARDENS**
7 MINUTES



**SMITH STREET
WARWICK**
7 MINUTES



**NUFFIELD HEALTH
FITNESS AND WELLBEING**
3 MINUTES



* All timings are based on averages by Google Maps

UNIQUE DESIGN

INSPIRED BY WHAT YOU WANT

At A.C.Lloyd we believe in building your perfect home; fusing high quality with modern day living.

At Oakley Grove, you'll find a wide variety of unique properties designed specifically to fit in with the local environment. Each home is traditional in style and build, using different materials to create stunning exteriors, whilst inside; each room has been optimised to maximise space; creating bright, modern, airy rooms.

Our designs are a result of years of feedback from our growing community of A.C.Lloyd new homeowners.

Quality throughout is key to every stage of your new home. Our team works closely with leading suppliers and manufacturers, carefully selecting products and services that maintain our exceptionally high standards.

Depending on when you buy your new home there will be plenty of ways to make it your own. The earlier you reserve the greater the choice, although our standard finish and specification will exceed most of our discerning buyers' high expectations.

A.C.Lloyd: guaranteeing that you will feel at home the moment you walk through the door.



Something
to suit everyone;
whatever your
dream home
may be



A.C.LLOYD

AT THE HEART OF WARWICKSHIRE

At A.C.Lloyd, we are proud to have been part of multiple communities across Warwickshire for nearly 70 years; delivering places for people to live, work and enjoy their spare time.

On top of our residential experience, we have also built notable buildings such as the Gurdwara Sahib Sikh Temple in Leamington Spa and restored 'Rossmore House' Newbold Terrace, which overlooks Jephson Gardens.

Proving to be a trusted local builder, we were also given the responsibility of refurbishing and extending the Royal Pump Rooms, restoring the building back to its rightful place at the hub of Leamington's social and cultural scene.

As well as being recognised locally, we have gone on to win numerous industry awards, particularly for our house designs.

Not many builders can say that they are as involved with the local community as we are. It's what makes us unique and what makes us happy to do our job every day. Today, we are still very much part of Warwickshire, delivering and maintaining communities for generations to come.



**100% of our
homebuyers
would recommend
A.C.Lloyd to
a friend***



* According to our latest homebuying survey



FIND YOUR NEW HOME

AT CV33 9QF

Get in touch with our sales team by calling 01926 429400

Located on Harbury Lane, just off the A452, Oakley Grove is easily accessible via Junction 13 of the M40 or via Leamington Spa Railway Station which is just two miles from the new homes.



BY RAIL

(FROM LEAMINGTON SPA TRAIN STATION)

WARWICK
3 MINS

STRATFORD UPON AVON
34 MINS

BIRMINGHAM NEW STREET
34 MINS

LONDON MARYLEBONE
77 MINS



BY ROAD

LEAMINGTON SPA
2 MILES

WARWICK
2 MILES

STRATFORD UPON AVON
10 MILES

BIRMINGHAM
30 MILES

LONDON
94 MILES



Postal address

Oakley Grove
Harbury Lane
Bishop's Tachbrook
Leamington Spa
CV33 9QF



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Designed and printed by Moo Design. www.moodesignagency.co.uk - April 2018.