



**THE CRICKETERS**



## THE CRICKETERS

Enjoy your slice of village life, in one of our  
2, 3, 4 & 5 bedroom homes, on the edge  
of Royal Leamington Spa, one of the  
best places to live in the UK.





# Living

## A GREAT PLACE TO LIVE

Radford Semele sits on the edge of Leamington Spa, with riverside walks along the River Leam, and rolling countryside lanes that provide a haven for cyclists and walkers alike.

With picturesque thatched roof cottages, a 17th century church, a 16th century pub, and modern day convenience of local village shop and post office, it has it all.

A perfect place to join a thriving community of WI, youth groups, sports clubs and the popular local primary school.

# Location

## A SHORT JOURNEY TO WHATEVER YOU NEED

As the coffee lovers of Leamington Spa would say, The Cricketers development truly offers the best blend of living. The affluent spa town with its bustling food and drink scene, independent shops on your doorstep, is just a short drive, or walk back home, to the tranquillity of the countryside. Or connecting further afield to major cities like Birmingham and London, directly from Leamington Spa train station.

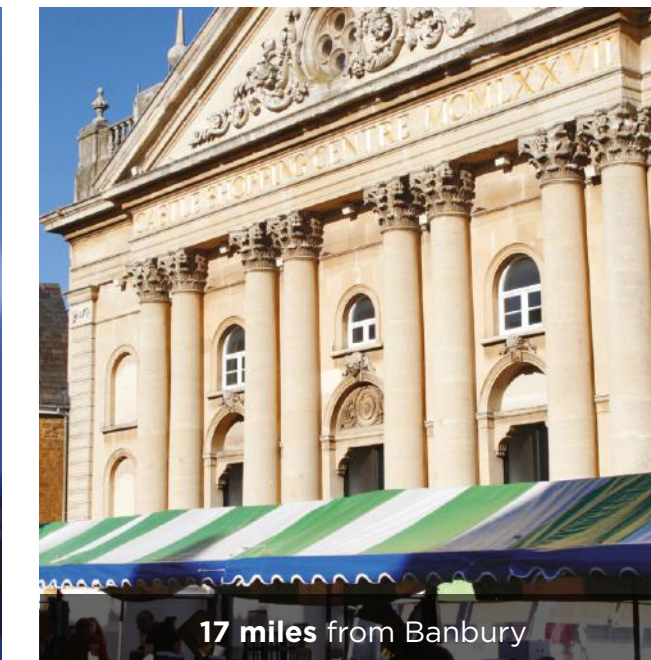
The location also means access to an area of cultural and historic interest, including Warwick Castle and Shakespeare's Stratford-upon-Avon.



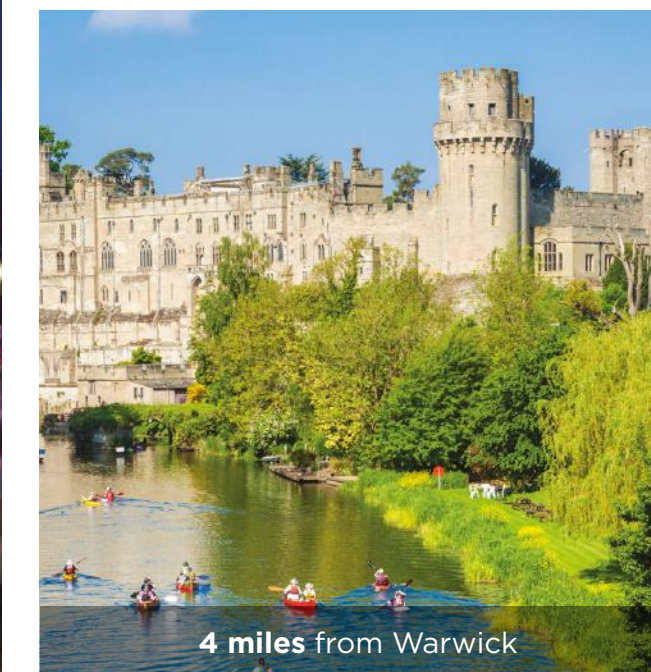
1 mile from Royal Leamington Spa



31 miles from Birmingham



17 miles from Banbury



4 miles from Warwick



# Heart

## WE DESIGN FROM THE HEART

Whilst every development is unique, all have one thing in common – our dedication to designing homes and shaping communities. We've been building homes in Warwickshire for over 70 years, so we know what makes a great place to live.

Our local expertise allows us to create homes of lasting value and superior build quality. We design developments to suit the character of the local area, helping you to feel settled straight away.

Our craftsmen use the very best combination of traditional methods and modern materials to build homes that will last for generations to come.

# Heritage

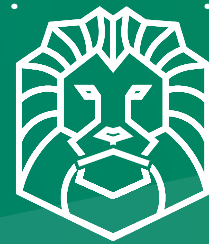


The White Lion,  
bar and kitchen in  
Radford Semele



England cricket  
team emblem

A.C.LLOYD  
HOMES



THE CRICKETERS

## IT'S ALL IN THE DETAIL

At A.C.Lloyd we've been building homes in Warwickshire for over 70 years, respecting traditional building methods and investing in our expert craftsmen. It's our promise to never cut corners. We care as much about your new home as you do.

Our attention to the smallest detail is what makes the difference and created a reputation in the local area that has stood the test of time.

We know that buying a home is much more than a transaction, and you are more than just a buyer. We deal with our customers with great integrity and are open and honest at every stage of the process, whether that's supplying information upfront or providing the best quality after sales care.

Your leading local homebuilder, creating homes to love, bringing to life a site's history and heritage.

## THE CRICKETERS SUMMARY



### The Jessop

2 bedrooms

End-terrace: Plots 45, 47 & 48  
Mid-terrace: Plots 46 & 49  
End-terrace with garage: Plot 50



### The Washbrook

2 bedrooms

Semi-detached with garage: Plot 51  
Semi-detached: Plot 52



### The Lillywhite

2 bedrooms

Bungalow: Plot 20



### The Compton

3 bedrooms

Semi-detached with garage:  
Plots 28, 29, 38, 39, 42 & 43  
Semi-detached with 2 parking  
spaces: Plots 66 & 67



### The Hornby

3 bedrooms

Detached with garages:  
Plots 3, 27, 31, 32, 34, 37 & 41



### The Sandham

3 bedrooms

Detached with single garage:  
Plots 30, 40, 44 & 65



### The Trueman

4 bedrooms

Detached with integral garage:  
Plots 2 & 23



### The Midwinter

4 bedrooms

Double garage:  
Plots 1, 21 & 33



### The Grace

4 bedrooms

Double garage:  
Plots 22, 26, 35, 36 & 64



### The Bosanquet

5 bedrooms

Double garage:  
Plots 24, 25 & 63



## The Jessop

2 bedrooms

End-terrace: Plots 45, 47 & 48  
Mid-terrace: Plots 46 & 49  
End-terrace with garage: Plot 50

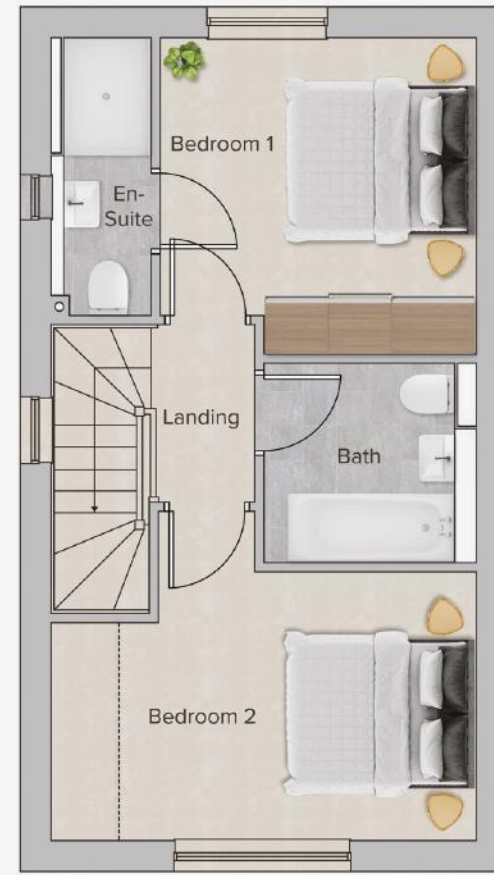
This 2-bed spacious terrace is the perfect home for modern open plan living. The kitchen comes complete with integrated appliances including washing machine.

A light-flooded lounge boasts French doors that lead directly into the west facing garden. Upstairs the master bedroom with ensuite and integrated wardrobes, sits opposite the second double bedroom and family bathroom.



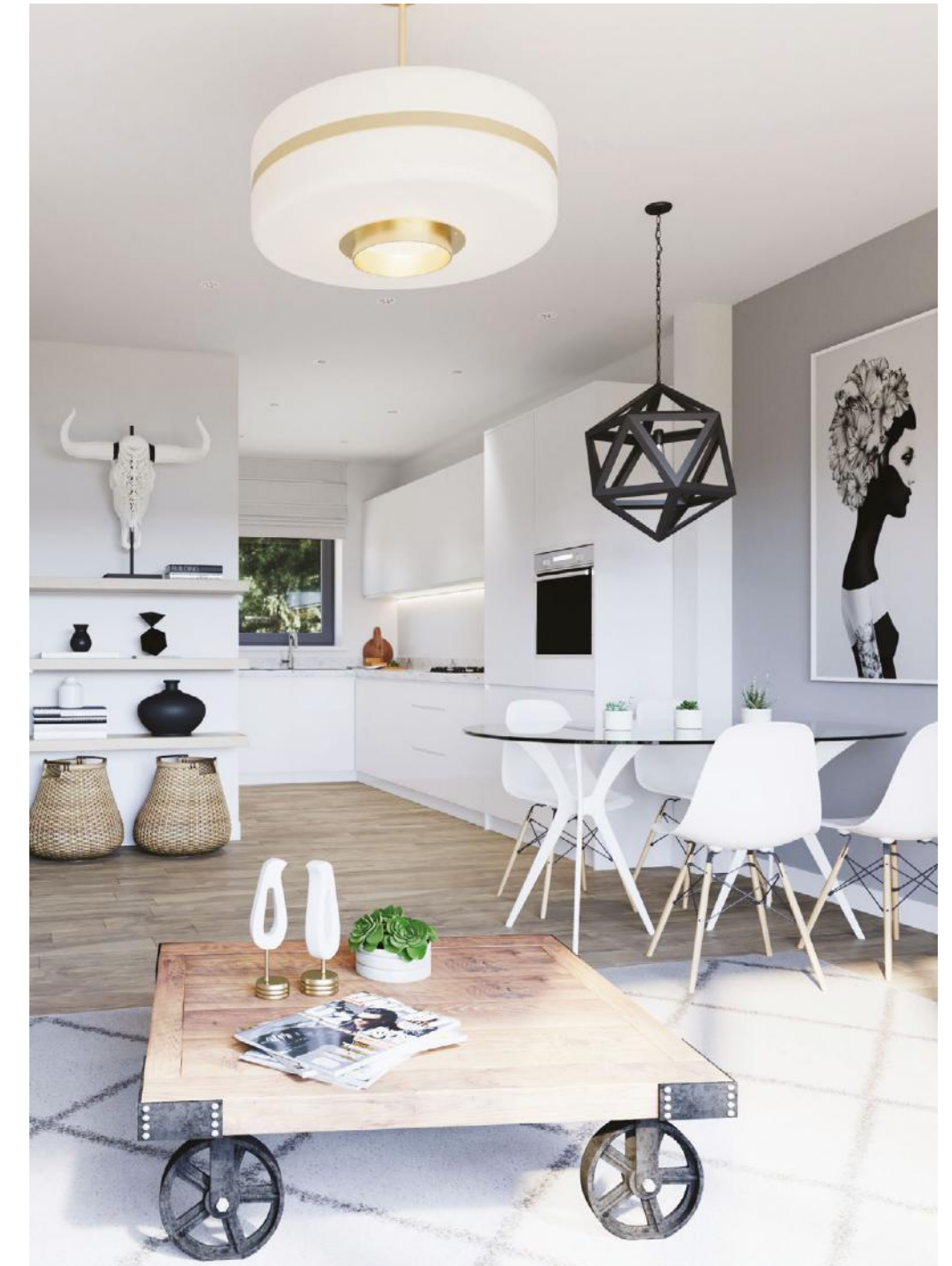
### Ground floor

Living/dining	4.28m x 3.78m	14'0" x 12'5"
Kitchen	2.01 (3.21)m x 4.36m	6'7" (10'6") x 14'4"



### First floor

Bedroom 1	3.19m x 3.21m	10'5" x 10'6"
Bedroom 2	4.30m x 2.70m	14'1" x 8'10"
Bathroom	2.13m x 2.02m	6'12" x 6'7"
Ensuite	1.00m x 2.80m	3'3" x 9'2"



\*Slight variations to sizes for individual plots. Plots 45, 48 & 49 opposite hand.



# The Washbrook

**2 bedrooms**

Semi-detached

with garage: Plot 51

Semi-detached: Plot 52

This 2-bed semi-detached home features an exceptional use of space. A separate entrance hall leads into the stunning dual aspect lounge with double doors into the spacious kitchen/diner.

The west-facing garden is ideal for hosting friends and family in the mid-afternoon or early evening sun. Upstairs the master bedroom features a walk-in shower in the ensuite bathroom, with the second double bedroom also benefitting from light from two windows. A large family bathroom completes the home upstairs.



### Ground floor

Kitchen/dining	4.28m x 3.78m	14'0" x 12'5"
Lounge	2.01 (3.21)m x 3.91m	6'7" (10'6") x 14'4"



### First floor

Bedroom 1	3.19m x 3.21m	10'5" x 10'6"
Bedroom 2	4.30m x 2.26m	14'1" x 7'5"
Bathroom	2.13m x 2.02m	6'12" x 6'7"
Ensuite	1.00m x 2.80m	3'3" x 9'2"



\*Slight variations to sizes for individual plots. Plot 51 opposite hand.





## The Lillywhite

2 bedrooms  
Bungalow: Plot 20

This 2-bed bungalow is the only house of its type being offered at The Cricketers.

This exclusive house type offers easy access to all rooms across one level. Open plan living flowing into the private West facing garden walled on two boundaries offering additional privacy and security.



### Ground floor

Kitchen/diner	3.35m x 3.20m	10'12" x 10'6"
Lounge	4.52m x 3.86m	14'10" x 12'8"
Bedroom 1	3.24m x 3.65m	10'7" x 11'11"
Bedroom 2	3.22m x 3.66m	10'6" x 12'0"
Bathroom	3.24m x 2.14m	10'7" x 7'0"





## The Compton

**3 bedrooms**

Semi-detached with garage:  
Plots 28, 29, 38, 39, 42 & 43  
Semi-detached with 2 parking  
spaces: Plots 66 & 67

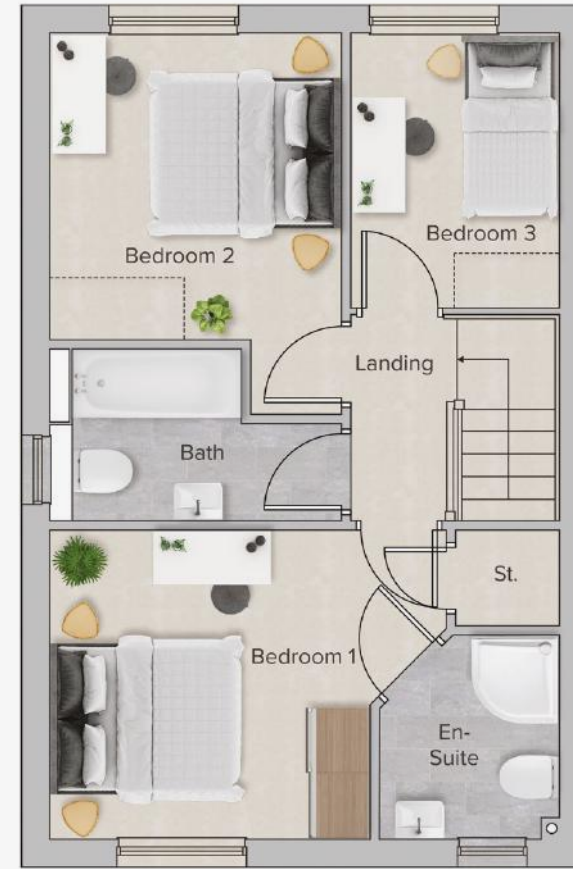
This 3-bed semi-detached home comes complete with garage (except Plots 66 & 67) offering ample storage space, it truly is the perfect home for growing families. The dual aspect lounge is a relaxing space on its own, but is easily connected through double doors to make open plan living into the kitchen/diner with french doors connecting to the garden.

Upstairs the master bedroom has fitted wardrobes and its own ensuite, with two further bedrooms serviced by the family bathroom.



**Ground floor**

Kitchen/dining	5.02m x 3.03m	16'5" x 9'11"
Lounge	3.90m x 4.83m	12'9" x 15'10"



**First floor**

Bedroom 1	3.14m x 3.03m	10'3" x 9'11"
Bedroom 2	2.86m x 3.75m	9'4" x 12'3"
Bedroom 3	2.04m x 2.67m	6'8" x 8'9"
Bathroom	2.85m x 1.69m	9'4" x 5'6"
Ensuite	1.75m x 1.98m	5'9" x 6'6"



\*Slight variations to sizes for individual plots. Plots 28, 38, 42 & 66 opposite hand.



## The Hornby

3 bedrooms

Detached with garages: Plots 3, 27, 31, 32, 34, 37 & 41

This 3-bed detached home with large garage is a true representation of modern living with the downstairs offering a stunning open plan living layout. Impressive double doors from the hall access the lounge to open up the space further.

Light floods the home via dual aspect double bi-folds at the rear, leading into the garden. Upstairs the generous master bedroom comes with full room width wardrobes and ensuite. The space is completed by a family bathroom with separate shower and ample storage across both floors.



Ground floor

Kitchen/dining	6.53m x 3.49m	21'5" x 11'5"
Family	2.82m x 3.37m	9'9" x 11'1"
Lounge	4.01m x 4.23m	13'2" x 13'10"



First floor

Bedroom 1	4.29m x 3.18m	14'1" x 10'5"
Bedroom 2	3.83m x 2.58m	12'7" x 8'5"
Bedroom 3	2.59m x 2.58m	8'6" x 8'5"
Bathroom	2.75m x 1.90m	9'0" x 6'3"
Ensuite	2.13m x 1.98m	6'11" x 6'6"



\*Plots 3, 27 & 41 opposite hand.



## The Sandham

3 bedrooms

Detached with single garage:  
Plots 30, 40, 44 & 65

This gorgeous 3-bed detached home with large single garage is exceptionally well-presented with a rendered gable front.

A spacious entrance hall with storage cupboard leads into an impressive open-plan kitchen/diner and living area with separate utility, keeping everyday essentials tucked away for when you're hosting guests. The lounge with dual aspect and bay window provides a touch of luxury.

Upstairs the master bedroom offers fitted wardrobes and ensuite, while the second double bedroom enjoys dual aspect views.



### Ground floor

Kitchen	2.90m x 3.31m	9'6" x 10'10"
Dining	4.71m x 3.10m	15'5" x 10'2"
Lounge/study	2.92m x 5.74m	9'7" x 18'10"
Utility	1.90m x 1.60m	6'3" x 5'3"



### First floor

Bedroom 1	2.97m x 3.72m	9'9" x 12'2"
Bedroom 2	2.86m x 3.57m	9'4" x 11'8"
Bedroom 3	2.86m x 2.74m	9'4" x 8'12"
Bathroom	1.98m x 2.19m	6'6" x 7'6"
Ensuite	2.97m x 1.21m	9'9" x 3'11"



\*Plot 44 opposite hand.



## The Trueman

4 bedrooms

Detached with integral garage:  
Plots 2 & 23

This 4-bed detached home with integral garage has an impressive rendered gable front with coin detail for kerb appeal. A generous hall with storage leads to double doors opening into the lounge with bay window. The modern kitchen, diner with bi-fold doors onto the garden is a great multifunctional space for those living here and those visiting aided by a practical separate utility.

Upstairs boasts four spacious bedrooms, the master with ensuite bathroom. The space is completed by a generous family bathroom with separate shower.



Ground floor

Kitchen/dining/family	8.32m x 3.45m	27'4" x 11'4"
Lounge	3.34m x 3.96m	10'11" x 12'12"
Utility	3.34m x 1.58m	10'11" x 2'2"



First floor

Bedroom 1	3.39m x 4.19m	11'1" x 13'9"
Bedroom 2	2.69m x 3.70m	8'10" x 12'1"
Bedroom 3	2.81m x 4.44m	9'2" x 14'7"
Bedroom 4	2.66m x 2.99m	8'8" x 9'9"
Bathroom	2.74m x 2.28m	8'12" x 7'6"
Ensuite	1.89m x 2.82m	6'2" x 9'1"



\*Plot 2 opposite hand.



# The Midwinter

4 bedrooms

Double garage: Plots 1, 21 & 33

The 4-bed detached home with double garage and visually appealing stone gable front feature is an impressive property. With double doors off the hall to lounge, the family room has a cosy log burner, perfect for winter nights in. Stunning kitchen, dining and living room with central island and dual aspect bi-folds to the garden and separate utility really ensures that this is a space that has all you might need.

Upstairs the four double bedrooms sees both the master and second double bedroom with ensuite bathrooms, perfect for guests, giving them that home-from-home experience.



Ground floor

Kitchen/family	3.58m x 7.83m	11'9" x 25'8"
Dining	3.58m x 2.35m	11'9" x 7'8"
Lounge/study	3.85m x 6.28m	12'7" x 20'7"
Utility	2.67m x 1.51m	8'9" x 4'11"



First floor

Bedroom 1	3.58m x 3.90m	11'9" x 12'9"
Bedroom 2	3.88m x 2.99m	12'9" x 9'9"
Bedroom 3	3.58m x 3.42m	11'9" x 11'2"
Bedroom 4	3.48m x 3.18m	11'5" x 10'5"
Bathroom	2.95m x 1.90m	9'8" x 6'3"
Ensuite	1.90m x 2.75m	6'3" x 9'0"



\*Plot 1 opposite hand.



# The Grace

4 bedrooms

Double garage: Plots 22, 26, 35, 36 & 64

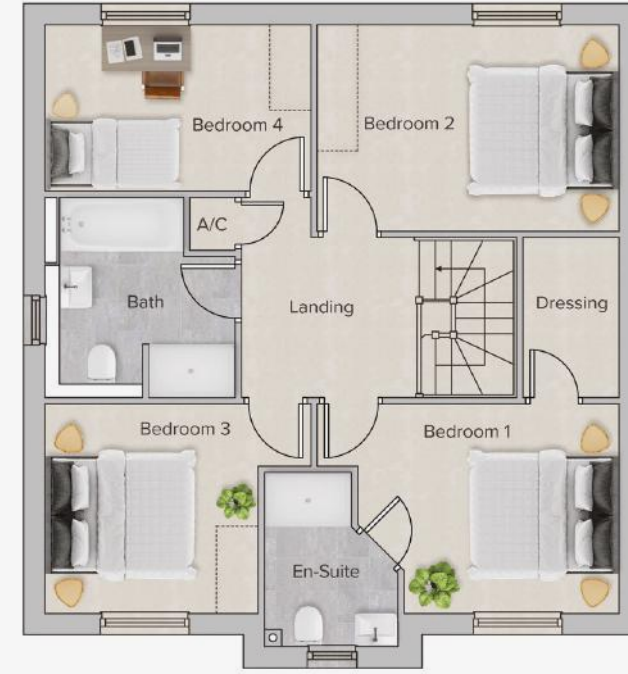
This stunning stone porch fronted 4-bed detached home with double garage opens into an impressive hallway that leads to the hub of this home; the kitchen, dining and family space with separate utility. Enjoy the gorgeous garden views from the full-length glazed feature bay. Additional lounge and study complement the ground floor for those periods of time where focused concentration or individual quiet time is required.

Upstairs the master suite boasts a dressing room and ensuite, with three further generous double bedrooms and family bathroom.



Ground floor

Kitchen/dining/family	2.99m x 8.17m (Additional glazed bay 1.00m x 3.00m)	9'9" x 26'9" (Additional glazed bay 3'3" x 9'10")
Lounge	2.99m x 4.44m	9'9" x 14'7"
Utility	1.35m x 2.26m	4'5" x 7'5"
Study	3.03m x 2.96m	9'11" x 9'8"



First floor

Bedroom 1	4.27m x 2.96m	14'0" x 9'8"
Bedroom 2	4.26m x 2.92m	13'11" x 9'7"
Bedroom 3	3.03m x 2.96m	9'11" x 9'8"
Bedroom 4	3.75m x 2.34m	12'3" x 7'8"
Dressing room	1.35m x 2.26m	4'5" x 7'5"
Bathroom	2.67m x 2.84m	8'9" x 9'4"
Ensuite	1.86m x 2.42m	6'11" x 7'11"



\*Plots 22, 35, 36 & 64 opposite hand.



# The Bosanquet

**5 bedrooms**

**Double garage:** Plots 24, 25 & 63

With an abundance of space this 5-bed detached home, with private drive, leads to an impressive stone front gable with coin detail exterior with double garage.

Light floods into the family kitchen and dining area with its Orangery style dining extension and breakfast bar that leads to the garden via French doors. The downstairs enjoys a quiet front-facing lounge and study with separate utility as a practical space.

Upstairs generous proportions offers flexible accommodation of four double rooms and one single for growing families.

The master and second bedroom both with ensuite bathrooms, as well as the family bathroom with separate shower this home has built-in linen storage for that all important family clutter.



### Ground floor

Kitchen/dining/family	3.59m x 9.45m (6.29m for dining)	11'9" x 13'0" (20'7" for dining)
Lounge	5.94m x 3.83m	19'6" x 12'7"
Utility	1.74m x 2.41m	5'8" x 7'11"
Study	2.74m x 3.38m	8'12" x 11'1"



### First floor

Bedroom 1	5.01m x 3.83m	16'5" x 12'7"
Bedroom 2	3.66m x 4.42m	12'0" x 14'6"
Bedroom 3	3.70m x 3.33m	12'1" x 10'11"
Bedroom 4	3.10m x 3.33m	10'2" x 10'11"
Bedroom 5	3.10m x 2.57m	10'2" x 8'5"
Bathroom	2.35m x 2.25m	7'8" x 7'4"
Ensuite 1	2.39m x 2.05m	7'10" x 6'8"
Ensuite 2	1.40m x 2.26m	4'7" x 7'5"



\*Plot 63 opposite hand.



# THE HIGHEST STANDARD IN EVERY HOME

We're proud to strive for the highest standard in each and every home we build.

## Kitchens

- Professionally designed modern kitchen layouts with a choice of units and co-ordinating work surfaces
- Stainless steel sink and drainer with mixer taps
- Electric double fan oven with gas hob and stainless steel extractor hood to three and four bedroom homes
- Electric single fan oven with gas hob and stainless steel extractor hood to two bedroom homes
- Integrated appliances in the kitchen, including fridge/freezer, dishwasher and washing machine if there is no utility
- Under cabinet lighting
- Downlighting

## Bathrooms and Ensuites

- Vitra bath and white sanitaryware with Vado taps
- Ceramic shower tray with Vado thermostatic shower and fully tiled shower cubicle
- Shower over the bath with screen and full height tiling
- Selection of wall tiling

- Splashback to wash basin
- Downlighting
- Heated towel rail
- Vanity unit

## Heating and Electrical

- Heating/hot water provided by gas fired combination boiler with Myson Compact radiators and thermostatic radiator valves
- TV sockets and telephone points to all principal rooms (aerial cables installed up to roof space, excluding TV aerial installation)
- Cat 5 cabling

## Wardrobes

- Fitted wardrobes to master bedroom with option for additional wardrobes to other rooms

## Internal

- Internal painted doors
- Chrome finish ironmongery
- Off white emulsion finish to walls and white emulsion to ceilings
- Satinwood white paint finish to woodwork

## General

- Double glazed cream UPVC windows throughout with multi-point locking
- Composite front door with glazed aperture and multi-point locking
- UPVC and bi-fold french doors
- External light to front and rear elevations with PIR sensors
- Front door bell
- Turf and/or planting to front and rear gardens
- Outdoor tap
- Grey finish up and over garage doors\*
- Built to comply with Secure by Design
- Downlighting to hallway

## Green Living

- 16 Amp socket for use for electric car charging
- Solar panels\*
- Double glazing

\*Plot specific.



## Make it your own

On every A.C.Lloyd build, we invite you to choose the finishes that will make your new house feel like home.

Once you've reserved, we'll tell you what options are available, and someone from our Sales team will make an appointment for you to come and decide.

# HOW TO FIND US



## By Rail

(From Leamington Spa Train Station)

Warwick	5 min
Coventry	14 min
Solihull	18 min
Birmingham	33 min
London	80 min

## By Road

Warwick	4 miles
Southam	8.5 miles
Coventry	11 miles
Banbury	17 miles
Solihull	18 miles



A.C.Lloyd Homes Limited has a policy of continuous improvement. We reserve the right to alter the layout of the site, house types and specification without prior notice. The details in this brochure are for initial information only and do not form any part of the contract. CGIs are typical of the homes available at The Cricketers. Photos show the local area and typical A.C.Lloyd Homes lifestyle. July 2020.



[www.acloydhomes.com](http://www.acloydhomes.com)