



Regency Grange

Warwick

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**Bovis
Homes** 



Our name has been synonymous with building since 1885, when Charles William Bovis bought a construction company in the London Borough of Marylebone and changed its name to CW Bovis & Co.

From those foundations has grown a Bovis heritage to be proud of, including quality homes and communities across Britain.

Welcome to Regency Grange

Our stunning development of brand new one to five bedroom homes is enviably located at Myton Green off Europa Way, Warwick.

Regency Grange is superbly positioned just over one and a half miles from the centre of Leamington Spa, while also being just two miles from historic Warwick Castle.





A taste of local life

This attractive new development is on the edge of the historic town of Warwick with its stunning medieval castle, scenic River Avon and excellent access to the M40.

Getting around

Regency Grange is just off the A452 about a mile and a half south west of Leamington Spa and two miles south east of Warwick. Junction 14 of the M42 is also just over two miles away giving easy access to the UK motorway network. Trains from Warwick Railway Station, two miles away, run to London Marylebone (reached in about 90 minutes), Birmingham and Stratford-upon-Avon. For air travel Birmingham Airport is located just 20 miles away.

Taking time out

Myton Green itself will offer 25 acres of public recreational space and over 4,500m of cycleways and footpaths on your door step, while Warwick and Leamington Spa both have a wealth of quality attractions, theatres and great places to eat and drink. Warwick Castle is billed as one of Britain's greatest medieval experiences, while the racecourse is one of the oldest in the country. At St Nicholas Park Leisure Centre there are swimming, sports and fitness facilities and St Nicholas Park alongside the River Avon offers boating, golf, children's play areas and a bikes, blades and boards' park. Shakespeare's birthplace, Stratford-upon-Avon, is 10 miles away and the National Trust's Charlecote Park is only 8 miles away.

A trip to the shops

Warwick has an array of independent shops, several antique centres and hosts regular outdoor markets. For supermarket shopping there's M&S, Sainsbury's and Tesco. At nearby Leamington Spa there are specialist shops and boutiques as well as major High Street stores and designer brands. Royal Priors Shopping Centre has more than 60 stores while the pedestrianised Regent Court is known for its luxury goods. Leamington Shopping Park has retail giants such as Sainsbury's, TK Maxx and Next and is just over the road from Myton Green.

Education

Primary schools in the Heathcote area include St Joseph's Catholic Primary, Briar Hill Infant School and Kingsway Community Priory, all within three miles of Regency Grange. For senior students there's Aylesford School and Sixth Form College just outside Warwick, and at Leamington Spa the Campion School and Sixth Form and Trinity Catholic School, also a mixed secondary with a sixth form. King's High School is an independent day school for girls aged 11 to 18 and Warwick School is one of the oldest boys' schools in the country, and a leading independent for boys aged 7 to 18. For further education the Warwick Trident College and Royal Leamington Spa College are part of the Warwickshire College Group.

Development layout

Regency Grange boasts a stunning range of one to five bedroom homes each with unique views and aspects. Discover your dream home in Warwick today.



The Buckthorn
1 bedroom home



The Magnolia
2 bedroom home
(with study)



The Rowan
2 bedroom home
(with study)



The Spruce
3 bedroom home



The Cypress
3 bedroom home



The Beech
3 bedroom home



The Poplar
3 bedroom home



The Chestnut
4 bedroom home



The Aspen
4 bedroom home



The Alder
4 bedroom home



The Yew
5 bedroom home

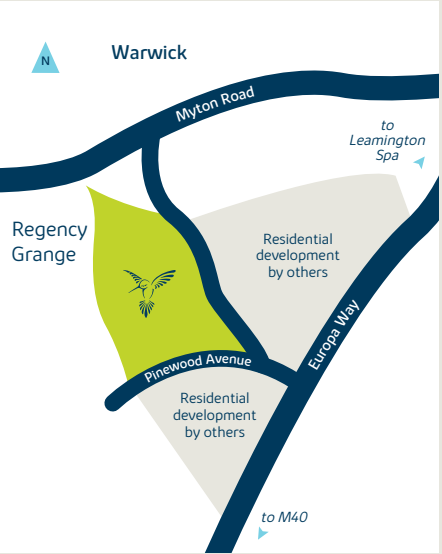
□ Affordable housing

bcp bin collection point
cs cycle store
ss substation
v visitor parking



Location

Our new development is located at Myton Green, Warwick.



The Yew

5 bedroom home

Floor area: 173 sq.m | 1,864 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	9.05 x 3.42	29' 8" x 11' 3"
Sitting room	4.54 x 3.81	14' 9" x 12' 5"
Study	2.93 x 2.16	9' 7" x 7' 1"

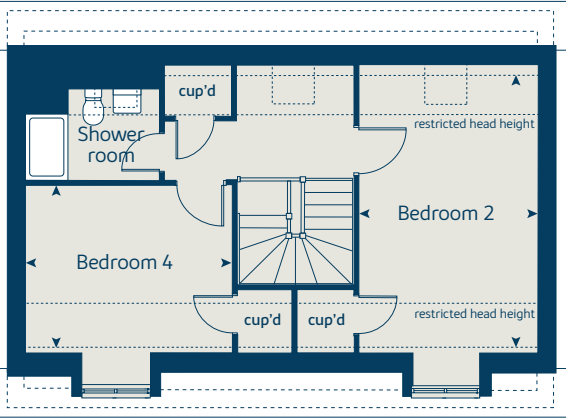
First floor		
Bedroom 1	3.69 x 3.67	12' 1" x 11' 10"
Bedroom 3	3.68 x 3.20	12' 1" x 11' 7"
Bedroom 5	2.93 x 2.16	9' 7" x 7' 1"

Second floor		
Bedroom 2	3.69 x 3.67	12' 1" x 11' 10"
Bedroom 4	3.68 x 3.20	12' 1" x 11' 7"

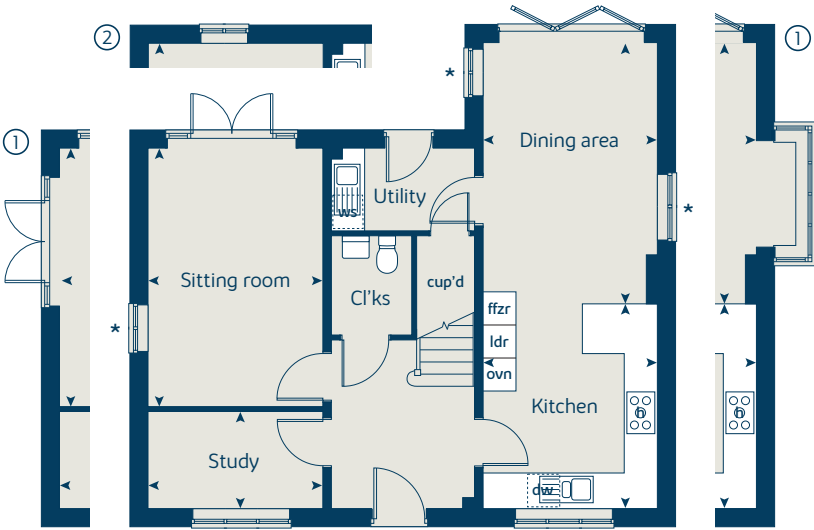
The Yew | X519 CWARE |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	cup'd	cupboard
h	hob	w	wardrobe
ws	washing machine	ldr	larder
dw	dishwasher	cyl	hot water cylinder
ffzr	fridge freezer	◀ ▶	measuring points

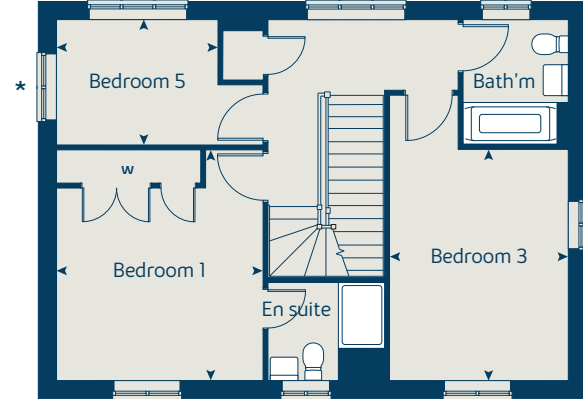
Second floor



Ground floor



First floor



① Alternative side elevation layouts apply to selected plots only. Please see sales consultant for further details.

② Alternative rear window layout applies to selected plots only. Please see sales consultant for further details.

* Windows apply to selected plots only. Please see sales consultant for further details.

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The Alder

4 bedroom home

Floor area: 139 sq.m | 1,500 sq.ft

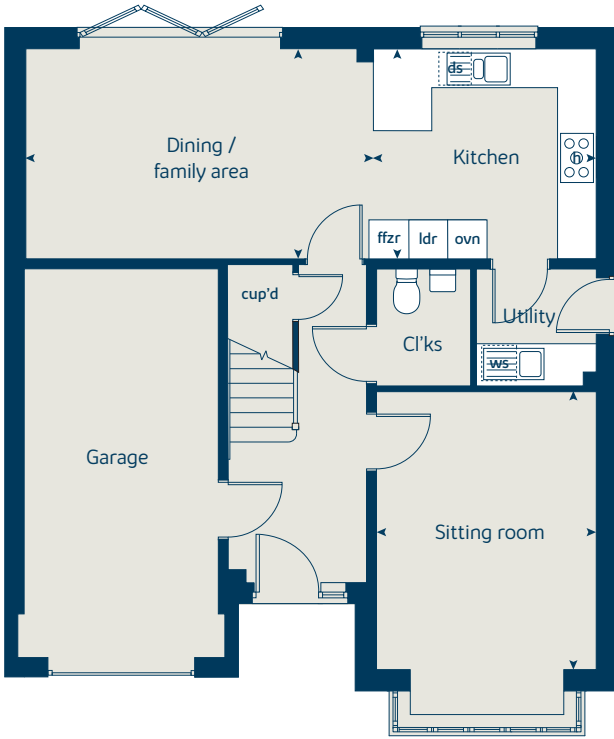
Ground floor	metres	feet / inches
Kitchen	3.43 x 3.24	11' 3" x 10' 6"
Dining / family area	5.35 x 3.24	17' 6" x 10' 6"
Sitting room	4.13 x 3.38	13' 6" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	3.88 x 3.38	12' 8" x 11' 1"
Bedroom 2	4.44 x 3.03	14' 7" x 9' 11"
Bedroom 3	3.66 x 3.03	12' 0" x 9' 11"
Bedroom 4	3.35 x 3.13	10' 11" x 10' 3"

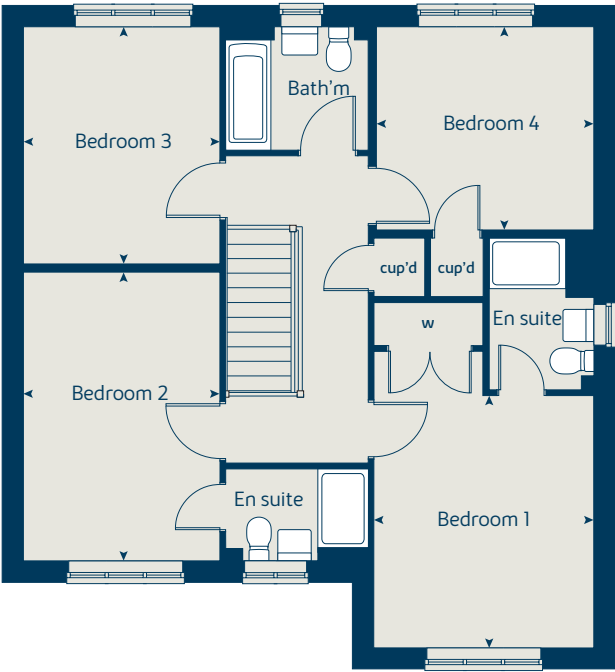
The Alder | X415 CWARE |
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ovn	oven	cup'd	cupboard
h	hob	w	wardrobe
ws	washing machine space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



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The Aspen

4 bedroom home

Floor area: 127 sq.m | 1,369 sq.ft

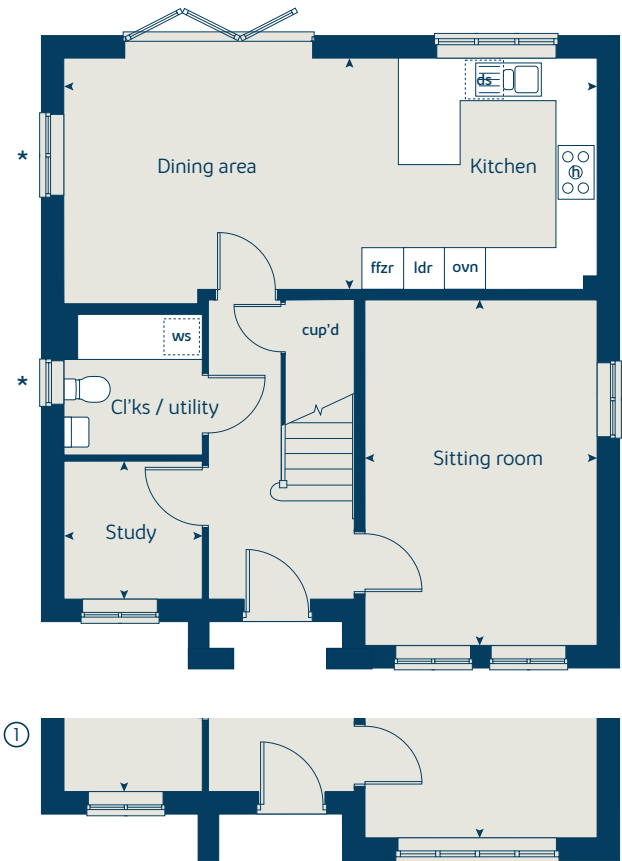
Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 0"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor	metres	feet / inches
Bedroom 1	4.05 x 2.68	13' 3" x 9' 5"
Bedroom 2	3.63 x 3.20	11' 11" x 10' 6"
Bedroom 3	4.07 x 2.45	13' 4" x 8' 0"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 0"

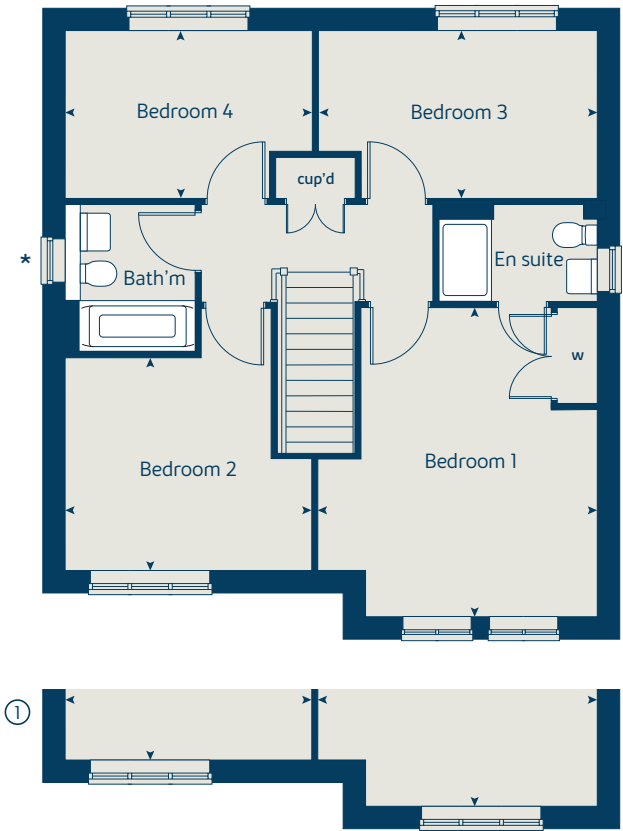
The Aspen | X414 CWARE |
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ovn	oven	cup'd	cupboard
h	hob	w	wardrobe
ws	washing machine space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points
ffzr	fridge freezer		

Ground floor



First floor



① Alternative front elevation layout applies to selected plots only. Please see sales consultant for further details.

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The Chestnut

4 bedroom home

Floor area: 126 sq.m | 1,360 sq.ft

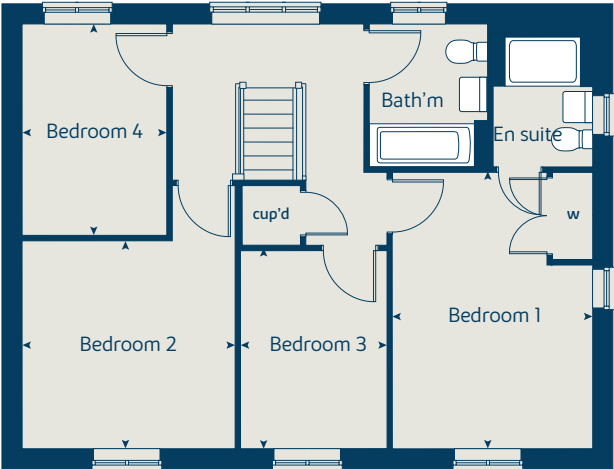
Ground floor	metres	feet / inches
Kitchen	4.03 x 3.04	13' 2" x 9' 11"
Dining / family area	4.59 x 2.85	15' 0" x 9' 4"
Sitting room	4.98 x 3.40	16' 4" x 11' 1"
Study	3.40 x 1.81	11' 1" x 5' 11"

First floor	metres	feet / inches
Bedroom 1	3.24 x 2.98	10' 7" x 9' 8"
Bedroom 2	3.48 x 3.36	11' 5" x 11' 0"
Bedroom 3	3.25 x 2.35	10' 7" x 7' 8"
Bedroom 4	3.42 x 2.34	11' 2" x 7' 8"

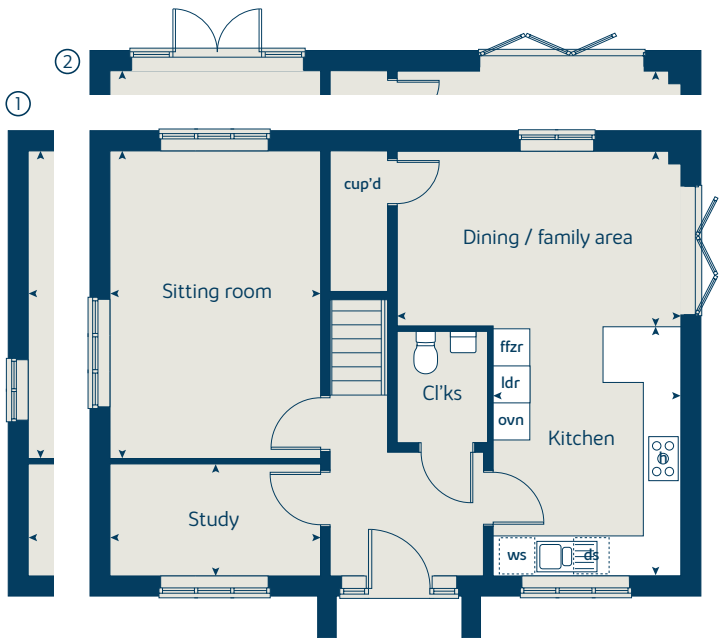
The Chestnut | X413 CWARE |
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ovn	oven	cup'd	cupboard
h	hob	w	wardrobe
ws	washing machine space	ldr	larder
ds	dishwasher space	◀ ▶	measuring points
ffzr	fridge freezer		

First floor



Ground floor



- ① Alternative side elevation layout applies to selected plots only. Please see sales consultant for further details.
- ② Alternative rear door / window layout applies to selected plots only. Please see sales consultant for further details.
- * Door and windows apply to selected plots only. Please see sales consultant for further details.

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The Poplar

3 bedroom home

Floor area: 103 sq.m | 1,116 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.46	15' 6" x 14' 7"
Study	2.57 x 2.13	8' 5" x 6' 11"

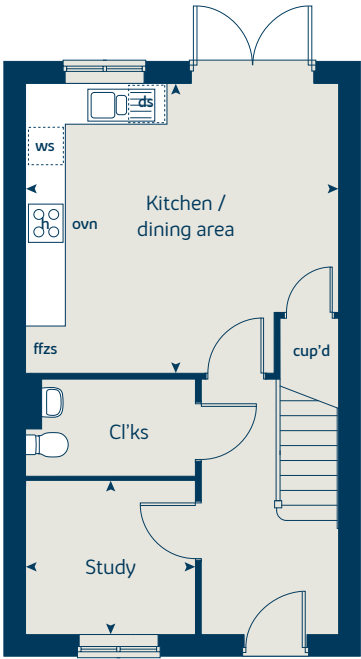
First floor	metres	feet / inches
Sitting room	4.74 x 3.43	15' 6" x 11' 3"
Bedroom 3	4.74 x 2.57	15' 6" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.74 x 2.54	15' 6" x 8' 4"

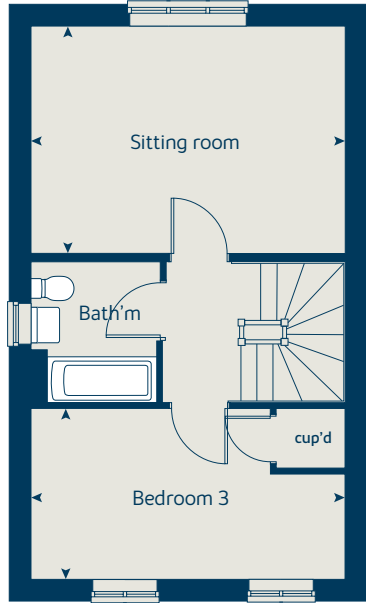
The Poplar | X310 P3 vt CWARE |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

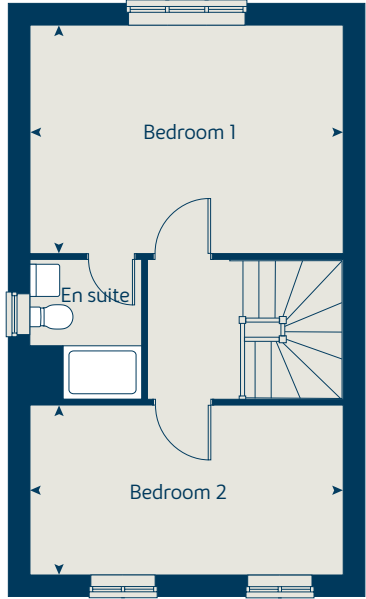
Ground floor



First floor



Second floor



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The Beech

3 bedroom home

Floor area: 106 sq.m | 1,146 sq.ft

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

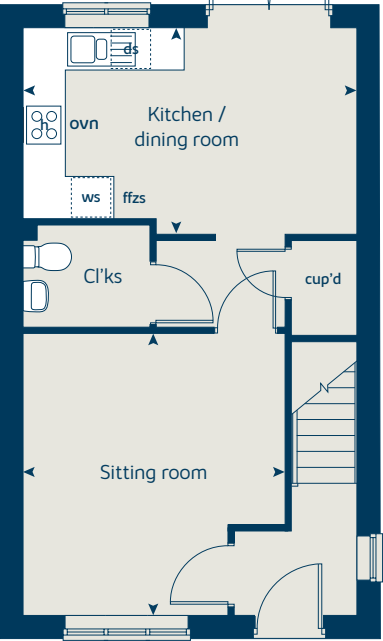
First floor	metres	feet / inches
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 4.06	15' 6" x 13' 3"

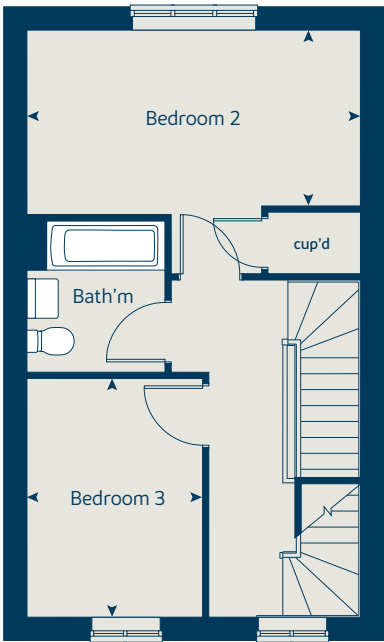
The Beech | X309 P5 vt CWARE |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

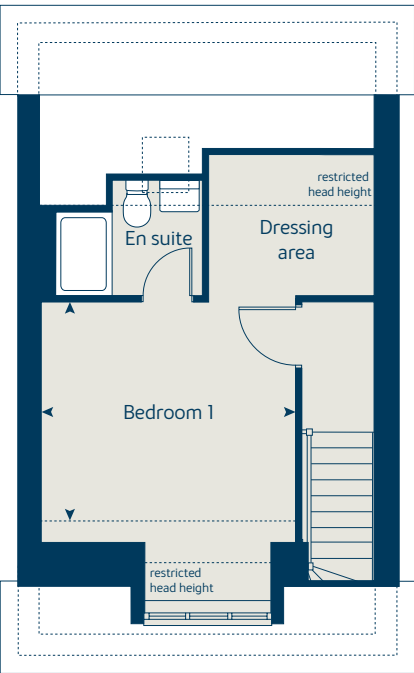
Ground floor



First floor



Second floor



* Window applies to selected plots only. Please see sales consultant for further details.

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The Cypress

3 bedroom home

Floor area: 103 sq.m | 1,108 sq.ft

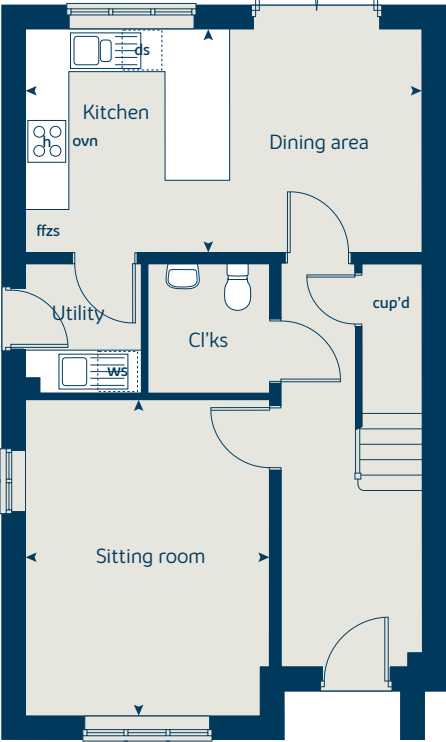
Ground floor	metres	feet / inches
Kitchen / dining area	5.52 x 3.12	18' 1" x 10' 2"
Sitting room	4.33 x 3.40	14' 2" x 11' 1"

First floor	metres	feet / inches
Bedroom 1	4.09 x 3.28	13' 5" x 10' 9"
Bedroom 2	3.28 x 2.77	10' 9" x 9' 1"
Bedroom 3	3.54 x 2.16	11' 7" x 7' 1"

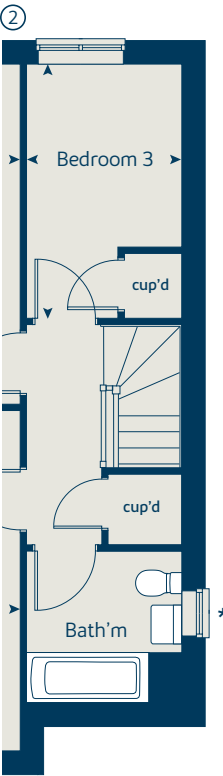
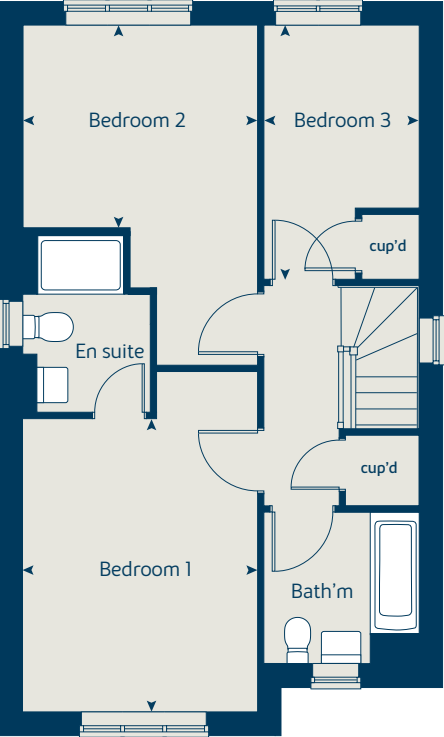
The Cypress | X308 (F) P7 vt CWARE |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



① Alternative front door layout applies to selected plots only. Please see sales consultant for further details.

② Alternative first floor layout applies to selected plots only. Please see sales consultant for further details.

* Door and windows apply to selected plots only. Please see sales consultant for further details.

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The Spruce

3 bedroom home

Floor area: 103 sq.m | 1,108 sq.ft

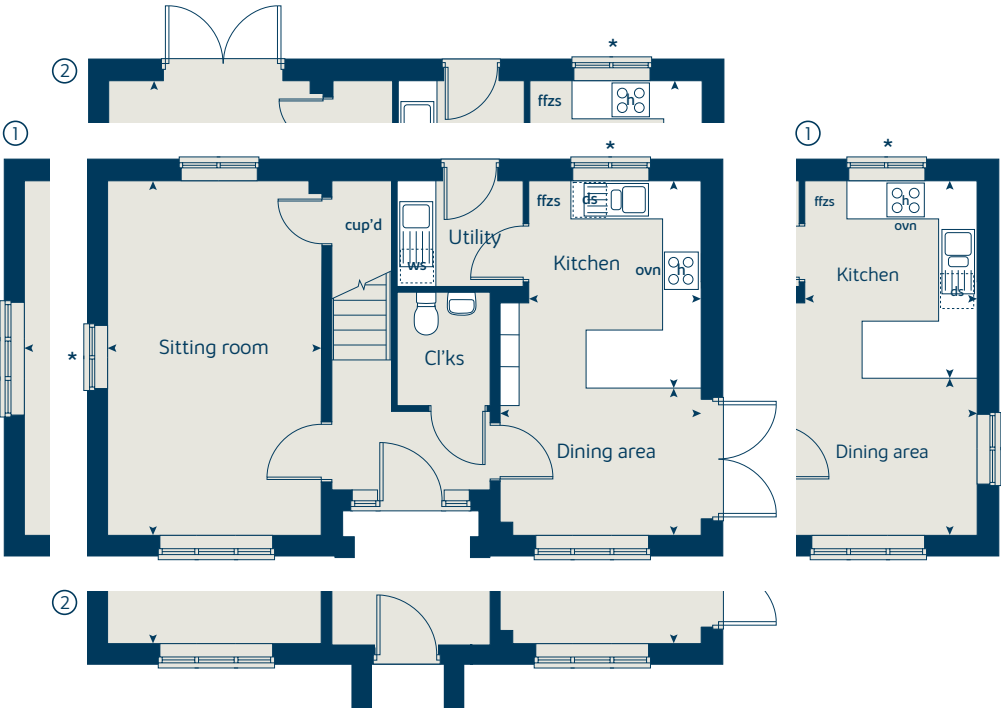
Ground floor	metres	feet / inches
Kitchen	3.23 x 2.69	10' 7" x 8' 9"
Dining area	3.14 x 2.30	10' 3" x 7' 6"
Sitting room	5.53 x 3.32	18' 1" x 10' 10"

First floor		
Bedroom 1	3.39 x 3.33	11' 1" x 10' 11"
Bedroom 2	3.61 x 3.18	11' 10" x 10' 5"
Bedroom 3	3.61 x 2.25	11' 10" x 7' 4"

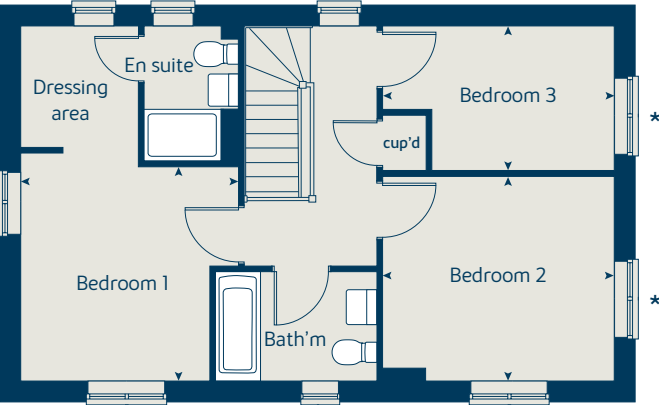
The Spruce | X307 (F) P6 vt CWARE |
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

Ground floor



First floor



- ① Alternative kitchen and side elevation layout applies to selected plots only. Please see sales consultant for further details.
② Alternative front and rear door layouts apply to selected plots only. Please see sales consultant for further details.
* Windows apply to selected plots only. Please see sales consultant for further details.

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The Rowan

2 bedroom home
(with study)

Floor area: 86 sq.m | 931 sq.ft

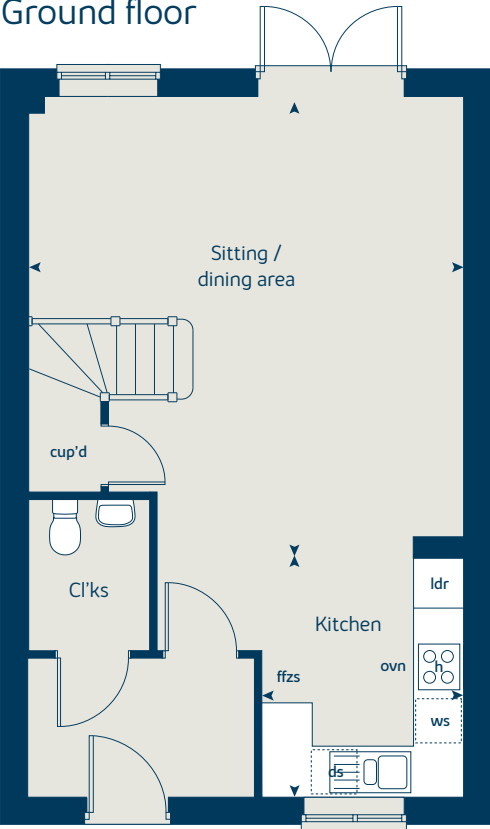
Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining area	5.49 x 5.19	18' 0" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 8"
Bedroom 2	2.97 x 2.44	9' 8" x 8' 0"
Study	3.54 x 2.13	11' 7" x 6' 11"

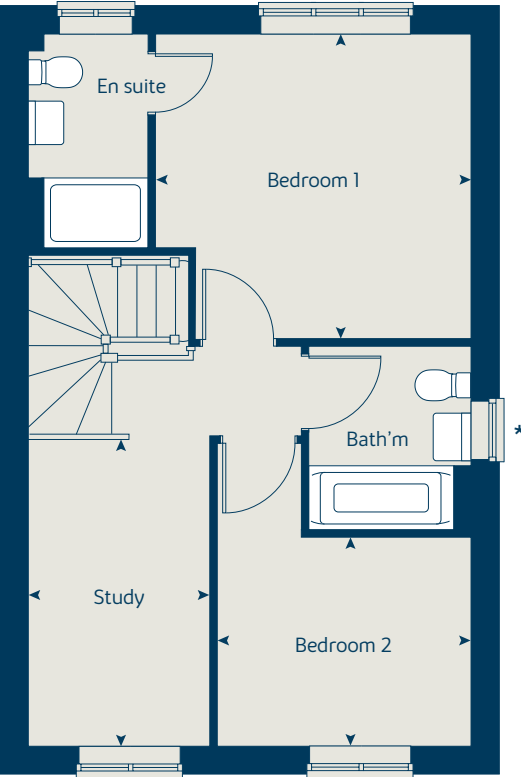
The Rowan | X2306 CWARE |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



* Window applies to selected plots only. Please see sales consultant for further details.

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The Magnolia

2 bedroom home
(with study)

Floor area: 79 sq.m | 851 sq.ft

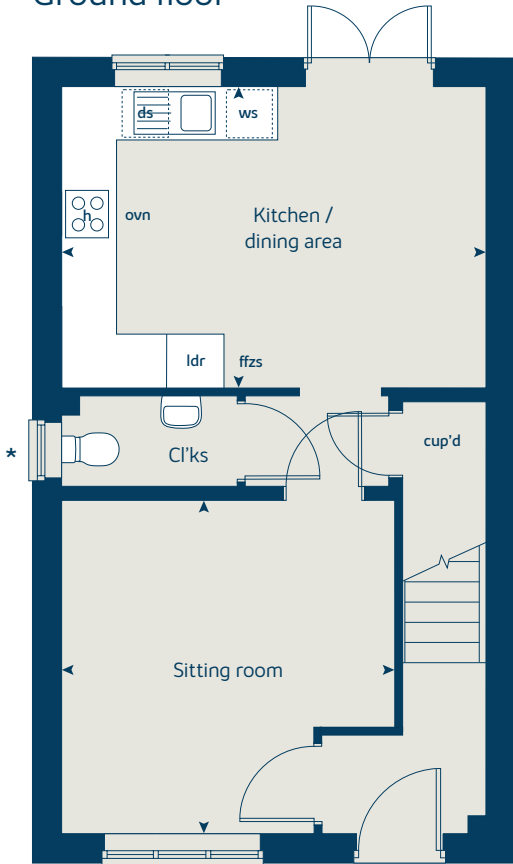
Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 3.37	15' 6" x 11' 0"
Sitting room	3.72 x 3.72	12' 2" x 12' 2"

First floor	metres	feet / inches
Bedroom 1	3.06 x 2.55	10' 0" x 8' 4"
Bedroom 2	3.00 x 2.55	9' 10" x 8' 4"
Study	3.58 x 2.10	11' 9" x 6' 10"

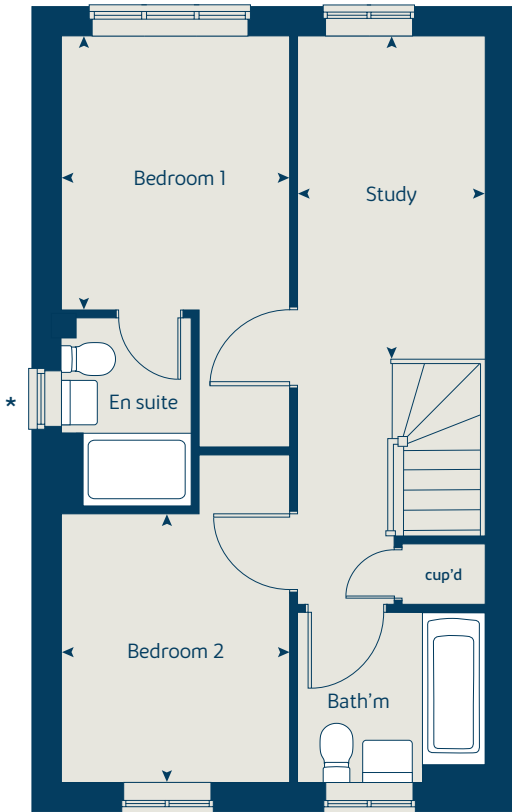
The Magnolia | C2327 CWARE |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

Ground floor



First floor



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The Buckthorn

1 bedroom home

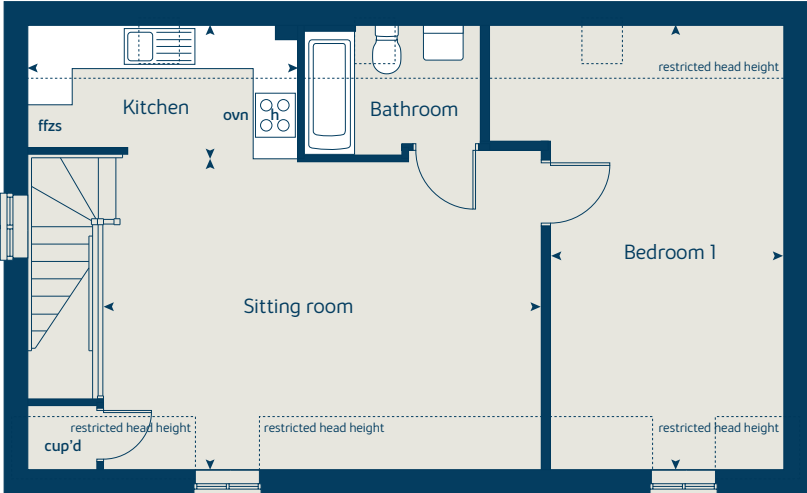
Floor area: 58 sq.m | 630 sq.ft

First floor	metres	feet / inches
Kitchen	3.90 x 1.99	12' 9" x 6' 6"
Sitting room	4.56 x 4.10	14' 11" x 13' 5"
Bedroom 1	4.64 x 2.96	15' 3" x 9' 8"

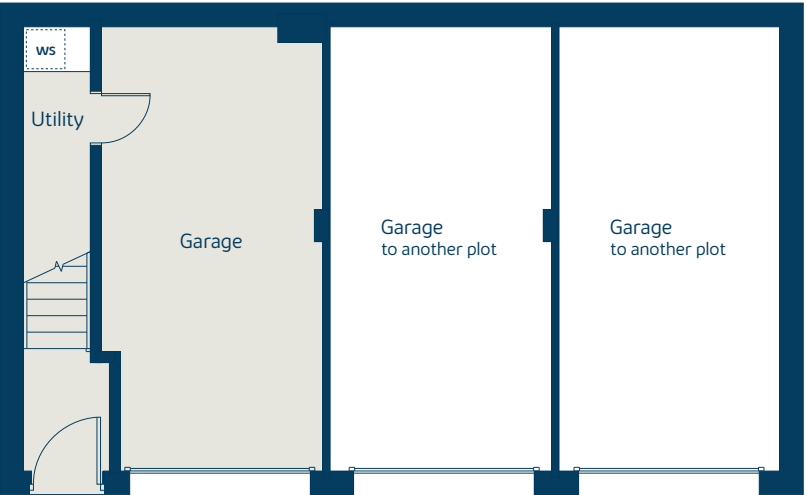
The Buckthorn | XF201 P2 vt CWARE |
This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

First floor



Ground floor



Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look so are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot. The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.



Unique specification

All homes at Regency Grange include unique specification upgrades as standard. These finishing touches have been handpicked to ensure that your home is even more special with a number of upgrades only available at this development.

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new luxury kitchen and modern bathroom.

Kitchen		1 bedroom The Buckthorn	2 bedroom The Magnolia The Rowan	3 bedroom The Cypress The Spruce The Beech The Poplar	4 bedroom The Chestnut The Aspen The Alder	5 bedroom The Yew
Choice of Standard fitted kitchen (doors and worktops)*	■	■	■	■	■	
Choice of Premium fitted kitchen (doors and worktops)*						■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■					
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■		■
Indesit hob (60cm) with built-in single oven (high level or under), with stainless steel splashback and curved glass chimney hood	■	■	■	■		
Hotpoint hob (75cm) with built-in double oven (high level or under), with glass splashback and curved glass chimney hood					■	
Bosch (75cm) hob with built-in double oven at high level, with glass splashback and stainless steel pyramid chimney hood						■
LED under unit flexible strip lighting						■
Fridge / freezer space	■	■	■	■		
Integrated (Indesit) 50 / 50 fridge freezer					■	■
Space for integrated dishwasher with plumbing and electrics (with removable base unit)		■	■	■	■	
Integrated (Indesit) dishwasher						■

Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

The availability of some items is subject to the stage of build, but our sales consultants will be happy to provide guidance every step of the way.

1 bedroom The Buckthorn	2 bedroom The Magnolia The Rowan	3 bedroom The Cypress The Spruce The Beech The Poplar	4 bedroom The Chestnut The Aspen The Alder	5 bedroom The Yew
Space for washing machine with plumbing and electrics in utility	■			
Space for washing machine with plumbing and electrics in kitchen	■	■		
Bathrooms and en suite(s)				
Ideal Standard contemporary white sanitary ware suite	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure		■	■	■
Handheld hair wash attachment		■	■	■
Shower over the bath	■			
Choice of Standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■	■	■
Choice of Premium Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full height to shower cubicle)*				■
Shaver socket / toothbrush charger to bedroom 1 en suite	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■
Radiator or white towel warmer in bathroom / en suite (where applicable)	■	■	■	
Chrome towel warmer in bathroom and en suite(s)				■

Bedrooms		1 bedroom The Buckthorn	2 bedroom The Magnolia The Rowan	3 bedroom The Cypress The Spruce The Beech The Poplar	4 bedroom The Chestnut The Aspen The Alder	5 bedroom The Yew
Built-in wardrobe(s) to bedroom 1 (with shelf and rail)					■	■
Safety and security						
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Heating						
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)						■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
General - indoors						
White painted walls and smooth white ceilings	■	■	■	■	■	■
White painted cottage style internal doors with chrome lever handles	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors		■	■	■		■
Powder coated aluminium double glazed bi-fold doors					■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■
Multi-media point in sitting room	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■
General - outdoors						
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■
External light fitted to front porch, and rear door	■	■	■	■	■	■
Warranties						
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■

- Fitted as standard - included in the property
- * Subject to stage of construction



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.



Enhance and personalise your new home with upgrades and extras from our **Select** range

On top of the unique specification at Regency Grange, you can also use the Bovis Homes Select brochure to add even more finishing touches to your property and personalise your new home even more.

From upgrading your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and choices available.

We also have a range of flooring for you to choose from that includes luxurious carpets, stylish Karndean, ceramics and vinyl. There's also a choice of branded appliances for your kitchen as well as lighting and electrical upgrades.

The availability of items is subject to the stage of build and house type, but our sales consultants will be happy to provide guidance so you can tailor your new home however you choose.

Pick up a **Select** brochure from your sales consultant today to find an extensive list of items available. Such as:

- Quartz kitchen worktops
- Upgraded fridge freezer
- Upgraded dishwasher
- Flooring
- Built-in Symphony wardrobes
- Upgraded tiling in main bathroom and en suite

The availability of items is subject to the stage of build and can vary by development and housetype. Our sales consultants will be pleased to provide you with a full brochure and guidance.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. That's why we are proud to have developed and launched our new range of homes.

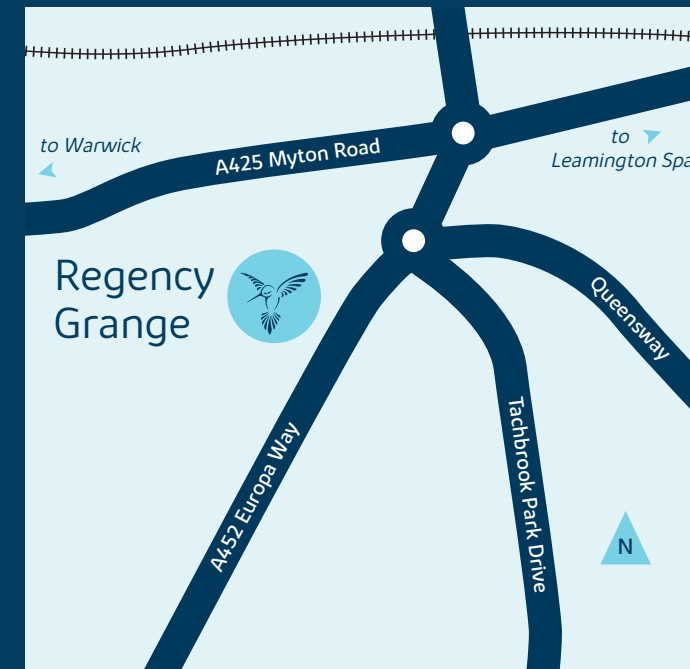
These homes have been created to embrace modern design and styling, whilst retaining the classic architectural traditions on which Bovis Homes has built its heritage and brand since 1885.

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included to create spacious, sociable living areas, while attention to master bedrooms and en suites has given the homes added desirability.

Regency Grange Warwick, Warwickshire CV34 6SB



From M40 Junction 14

- Take the exit onto the A452 following signs for Leamington Spa
- At the roundabout take the second exit towards Whitnash / Heathcote staying on the A452
- At the next roundabout take the second exit (A452) towards Leamington Spa
- Regency Grange can be found about half a mile ahead on the left hand side opposite Olympus Avenue

From M40 Junction 13

- Leave at junction 13. Turn right on to the A452
- At the roundabout take the third exit towards Whitnash / Heathcote staying on the A452
- At the next roundabout take the second exit (A452) towards Leamington Spa
- Regency Grange can be found about half a mile ahead on the left hand side opposite Olympus Avenue





When you have finished with this brochure please recycle it.

The streetscene shown on the front has been produced for illustrative purposes only.
Please check the details of the homes you are interested in with the sales consultant.

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