



Offchurch Lane, Radford Semele, Warwickshire  
£1,450,000

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## About the Property

Offchurch Lane is an imposing four bedroom, detached family home on the edge of the village of Radford Semele, set amongst mature gardens and with extensive views of the rolling Warwickshire countryside.

Extending to approximately 2400 sq ft, this beautiful home has been lovingly maintained and extended by the current owner to create varied and generous living accommodation in a private and secluded setting, within easy reach of Leamington Spa (2.3 miles).

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Nov 24)

Mobile Coverage: Limited Coverage  
(Checked on Ofcom Nov 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



## The Finer Details

This beautiful home has been lovingly maintained and extended by the current owner to create varied and generous living accommodation in a private and secluded setting, within easy reach of Leamington Spa (2.3 miles).

Upon arriving at Offchurch Lane you are immediately greeted by the entrance hall where the parquet flooring, elaborate cornicing and central fireplace sets an opulent tone, which is continued throughout the house.

The kitchen is located off the hall, and is bright and generous. There is a range of built in appliances, induction hobs and cooker, as well as a breakfast bar and kitchen dining area. The kitchen leads onto a breakfast room/conservatory to the rear and the formal dining room to the side. The half-panelled dining room has large glass doors leading onto the wrap around terrace while retaining a feeling on intimacy.

The formal drawing room runs the width of the house and is filled with natural light from triple aspect windows. There are doors leading to the dining room and french doors to the elevated terrace, while a fireplace sits at the centre of the room.

The grand, sweeping staircase sits off the parquet floored hall and leads to a generous first floor landing as well as providing access to the four bedrooms and bathrooms. There is an additional downstairs WC/cloakroom.

The luxurious master bedroom sits to the rear of the house, and its sun room offers beautiful views across rolling countryside to the nearby church and beyond. There is a generous dressing area with built in wardrobes and an en-suite with a large corner bath and shower.

On the first floor, there are a further three double bedrooms, a family bathroom and separate WC, as well as a fully insulated, boarded and carpeted attic accessed via a retractable ladder.

























## The Grounds

Offchurch Lane is accessed via a drive-in, drive out driveway where mature trees and a detached garage provide a welcoming entrance and ample parking. A garden doorway leads to a elevated garden terrace which wraps around the house and features estate seating and a large, elevated, ornamental pond, as well as a summer room located off the terrace.

The lower grounds are accessed off a central stairway from the elevated terrace and comprise various lawns, mature trees and shrubbery. There is a central pagoda with estate seating and a summer house to the rear of the garden, which is fully enclosed with mature hedges.









## About this Area

Situated in the popular village of Radford Semele and a short walk from the White Lion (250m), the popular local pub, Offchurch Lane is perfectly situated within a short drive of Leamington Spa (2.3 miles) and the county town of Warwick (4.6 miles).

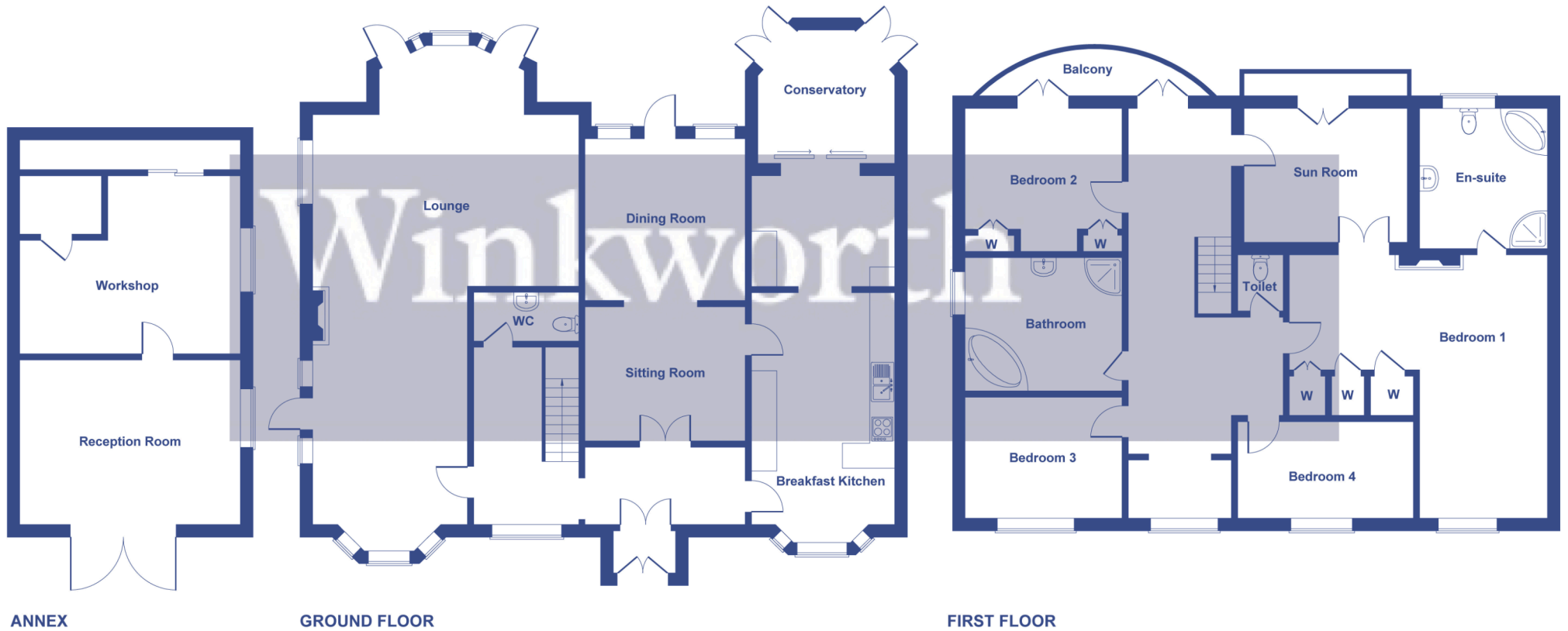
There are a range of good, private and state, primary and secondary schools within easy reach of Offchurch Lane. The popular, independent, Kingsley School (2.4 Miles) is a 8 minute drive, with Warwick School (3.7 miles), Arnold Lodge (2.5 miles) and St Anthony's Primary School (1.1 Miles) all located nearby.

The west Midlands are famed for being at the centre of the country, and Offchurch Lane is ideally situated to take full advantage of the easily accessible national transport links. Leamington Spa Train Station (2.1 Miles) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham Train terminals (33 minutes), while the M40 is accessed via multiple junctions and is a short drive (3.4 miles). Birmingham International Airport (40 minutes) has a wide selection of international destinations.



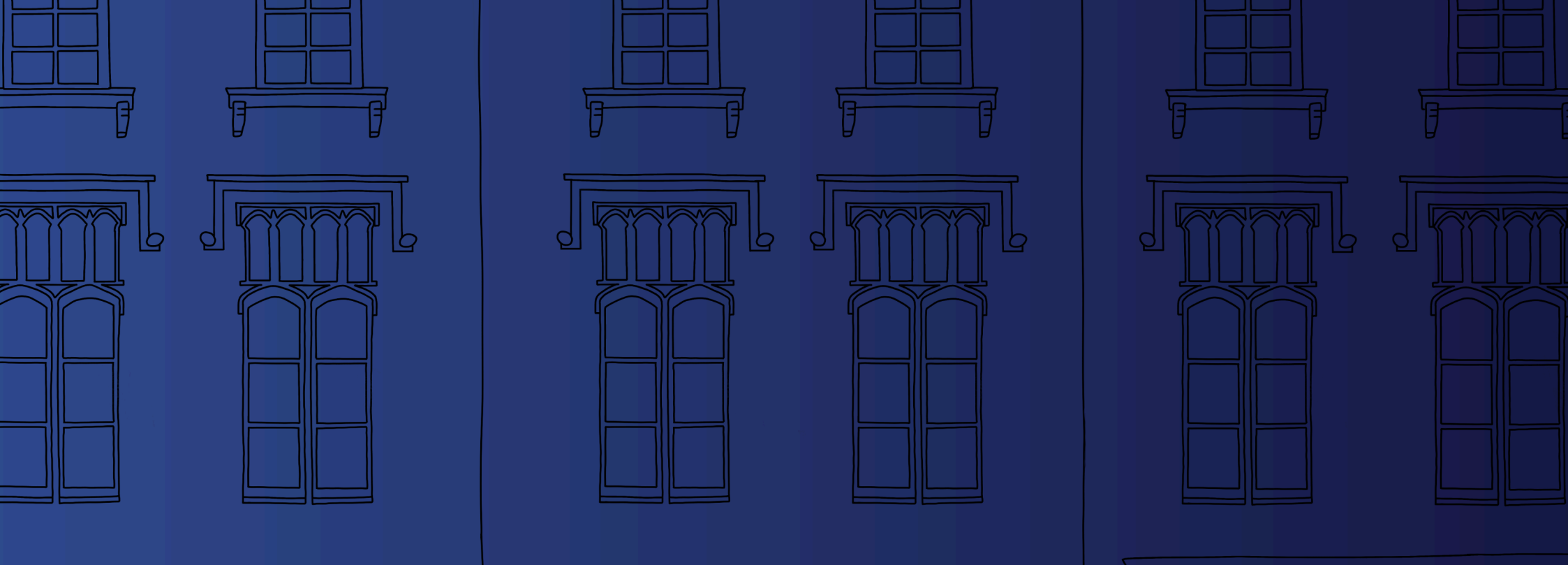
## 2 Offchurch Road

Approximate Gross Internal Area  
2400 sq ft - 223 sq m



Not to Scale. Produced by The Plan Portal 2024  
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