



Connells

Cedar Tree Farm Fosse Way
Radford Semele Leamington Spa

Cedar Tree Farm Fosse Way Radford Semele Leamington Spa CV31 1XQ

for sale
£325,000



Property Description

Nestled within the beautiful Warwickshire countryside, this delightful two bedrooms terrace cottage at Cedar Tree Farm offers the perfect blend of rural charm and modern comfort. Set within a picturesque courtyard at the heart of the cottages, the property enjoys a peaceful and friendly setting while being ideally situated along the Fosse Way, the property enjoys excellent transport links, with the M40 easily accessible and Leamington Spa just a short drive away.

Recently improved by the current owners, the cottage benefits from new windows and doors installed in June 2025, enhancing both the efficiency and kerb appeal.

The accommodation comprises a welcoming entrance hallway, a lounge diner featuring exposed beams and a cosy multi fuel log burner, creating a warm and inviting atmosphere. The modern fitted kitchen is separate, well appointed and completes the ground floor. Upstairs, there are two double bedrooms and a stylish family bathroom, all finished to a high standard.

Externally the property boasts a generous rear garden perfect for entertaining, complete with a Tiki bar for Summer gatherings. Additional benefits include a garage to the rear of the garden, parking for two cars and ample visitor parking available.

This charming cottage offers the perfect balance of countryside living with modern convenience.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an understairs storage cupboard. Boasting exposed beams, engineered wood flooring, a vertical radiator and doors to the lounge dining room and kitchen.

Lounge/Diner

15' 8" x 8' 7" max (4.78m x 2.62m max)

Warm and inviting dual aspect lounge diner consisting of a multi fuel log burner, exposed beams, engineered wood flooring, a radiator and double glazed windows to front and rear elevations.

Kitchen

8' 2" x 9' 3" max (2.49m x 2.82m max)

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. With an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and space for an undercounter fridge/freezer. Comprising tiled flooring, ceiling spotlights, a double glazed window to rear elevation and a door to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, exposed beams, a double glazed window to front elevation and dimmer lights.

Bedroom One

8' 2" into dormer x 8' 7" (2.49m into dormer x 2.62m)

Master bedroom with fitted wardrobe, a radiator, exposed beams and a double glazed dormer window to rear elevation.

Bedroom Two

8' 6" max x 7' 4" into dormer (2.59m max x 2.24m into dormer)

Second bedroom with a radiator and a double glazed dormer window to front elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled and panelled walls, exposed beams, ceiling spotlights, a fitted towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained private garden being mainly laid to lawn and fence enclosed, with planted borders, a patio area and a Tiki bar.

Tiki Bar

7' 3" x 6' 3" (2.21m x 1.91m)

Ideal for entertaining and summer gatherings with base units and work surfaces over and

pull down serving hatch to the side.

Garage

8' 9" x 17' 3" (2.67m x 5.26m)

With a door from the garden, currently set up as a home gym with up and over garage door, power and light and electric radiator.

Parking

There is off road parking for two cars available in front of the garage aswell as ample visitor parking available.

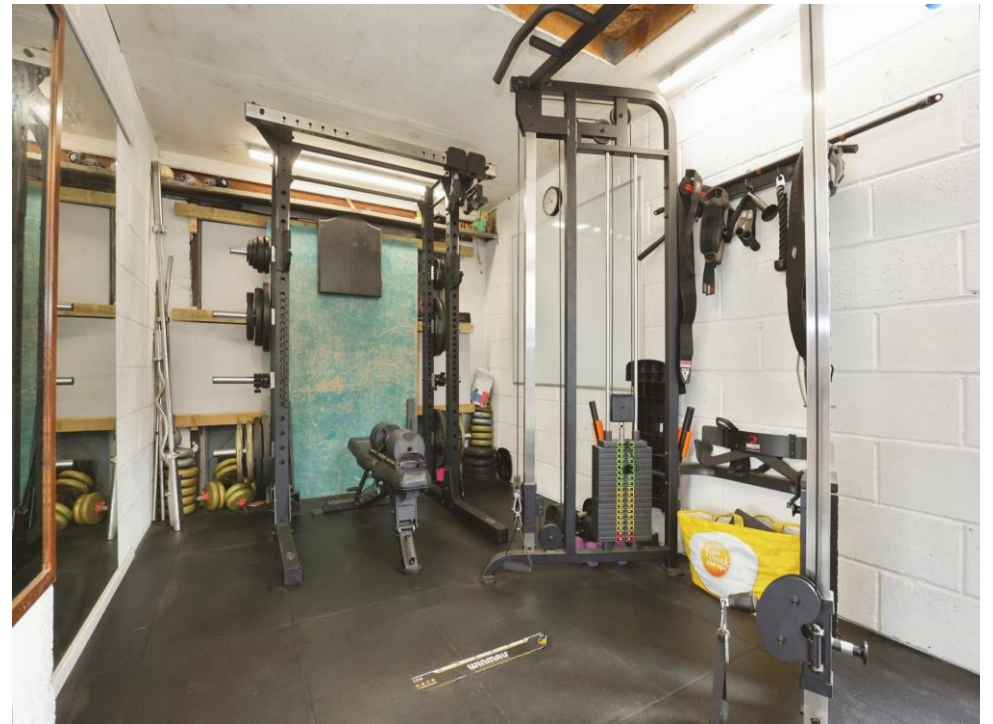
Agent's Note

We understand from our sellers there is a monthly charge of £75 payable for the maintenance of the communal area, driveway, car parks and water waste. The property has a septic tank. Further information available upon request.

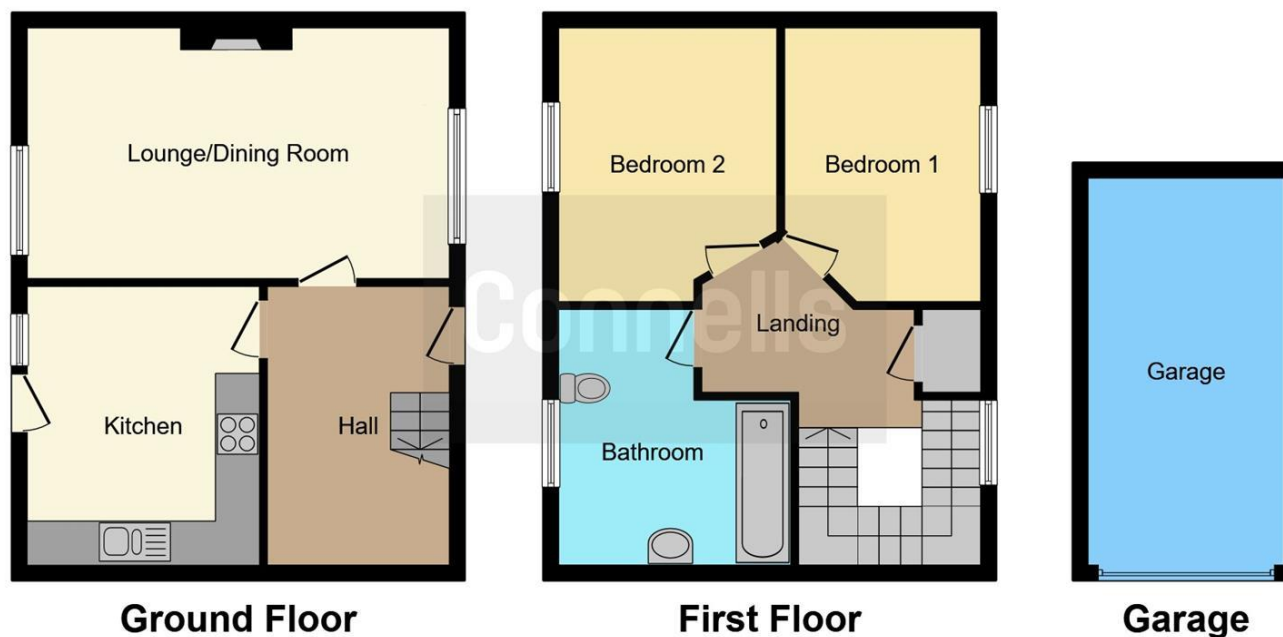
Seller's Comments

Living at Cedar Tree Farm has been a real pleasure. It offers the perfect balance of countryside charm and modern convenience. The courtyard community is peaceful and welcoming, and the location provides easy access to Leamington Spa, surrounding villages and nearby cities. We've loved relaxing by the log burner in winter, and entertaining in the garden with the Tiki bar during summer. With lovely countryside walks on the doorstep and a friendly, gentle atmosphere, it's been a wonderful place to call home.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314771



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314771 - 0003