

# THE WHITE HOUSE

Radway, Warwick, Warwickshire





# A SPACIOUS AND BEAUTIFULLY RENOVATED FAMILY HOME SITUATED IN THE PICTURESQUE, SOUTH WARWICKSHIRE VILLAGE OF RADWAY.

With a gated driveway, double garage, magnificent gardens and orchard, and delightful open views

## Summary of accommodation

Five bedrooms | Three bathrooms | Entrance hall | Kitchen/breakfast/family room | Dining room | Drawing room | Study | Utility | Pantry | WC

## Outside

Office/studio | Shower room | Kitchen/sitting room

Double garage | Nissan hut | Garden store/potting shed | Party barn

**Distances:** Radway 0.4 miles, Ratley 2.3 miles, Edgehill 3.3 miles, Kineton 4.3 miles, Ettington 7.1 miles, Banbury 9.1 miles  
Stratford-upon-Avon 12.8 miles, Warwick 14.7 miles, Leamington Spa 15.1 miles, Birmingham International Airport 32 miles

(All distances and times are approximate)



# SITUATION

Radway is a picturesque south Warwickshire village situated at the base of Edgehill, the site of the historic battle of Edgehill in 1642. The village is made up of attractive period houses and cottages constructed mainly of local Horton ironstone, with a parish church and village hall.

The nearby Primrose Hill Farm, just outside the village of Arlescote, offers a fantastic pop-up restaurant, and The Castle pub at Edgehill is within walking distance and has an excellent reputation. Banbury and Stratford-upon-Avon, the region's cultural centre and home of the Royal Shakespeare Theatre, provides ample shopping, recreational and dining opportunities.

The area is well served by state, grammar and private schools, including Arnold Lodge School and Kingsley School for Girls in Leamington Spa, Warwick Prep and Public School and King's High School for Girls in Warwick, Bilton Grange Prep School, Rugby and Princethorpe Public Schools at Rugby and, Tudor Hall School for Girls and Bloxham School near Banbury.







The White House is well positioned for the commuter, with rail services from Banbury, Warwick, Leamington Spa and Stratford-upon-Avon providing good access to London/Marylebone. The M40, J11 (Banbury) and J12 (Gaydon, about 4 miles) are also within easy reach, giving access to the national motorway system. Birmingham International Airport is about 40 miles away.

There are a number of golf courses in the area. Racing at Stratford, Warwick and Cheltenham, motor racing at Silverstone, and fishing and sailing at Draycote Water.

## THE PROPERTY

The White House is a spacious, beautifully renovated, detached house in the most idyllic, rural setting, on the edge of Radway village, with open countryside views.

A stone paved path from the lane leads to the front door which opens to a characterful entrance hall with a staircase rising to the first floor. The Hall provides access to an elegant, triple-aspect drawing room comprising a feature fireplace and wood-burning stove to the right and further to a charming dining room, again complete with a beautiful fireplace and wood-burning stove, straight ahead.

A door on the left opens to the magnificent kitchen/breakfast/family room, which benefits from a range of fitted units, a central island, Rangemaster double oven cooker with ceramic hob, integrated dish washer and integrated fridge freezer. The kitchen flows into the spacious sitting and dining area, which benefits from two sets of bifold doors opening to a delightful patio area and offers spectacular views of the mature garden and orchard beyond. The ground floor further extends to a pantry leading directly from the kitchen, a spacious utility room complete with an external door, an array of fitted units and built-in cupboards, space for a fridge and freezer, washing machine and dryer, and WC.









Stairs from the entrance hall rise to the first floor landing, with window seat looking out across the orchard, which provides access to an impressive Principal bedroom, complete with a modern en suite shower room, built-in wardrobe and bi-fold doors opening to a glazed balcony, with delightful views to the south-facing rear garden and orchard beyond.

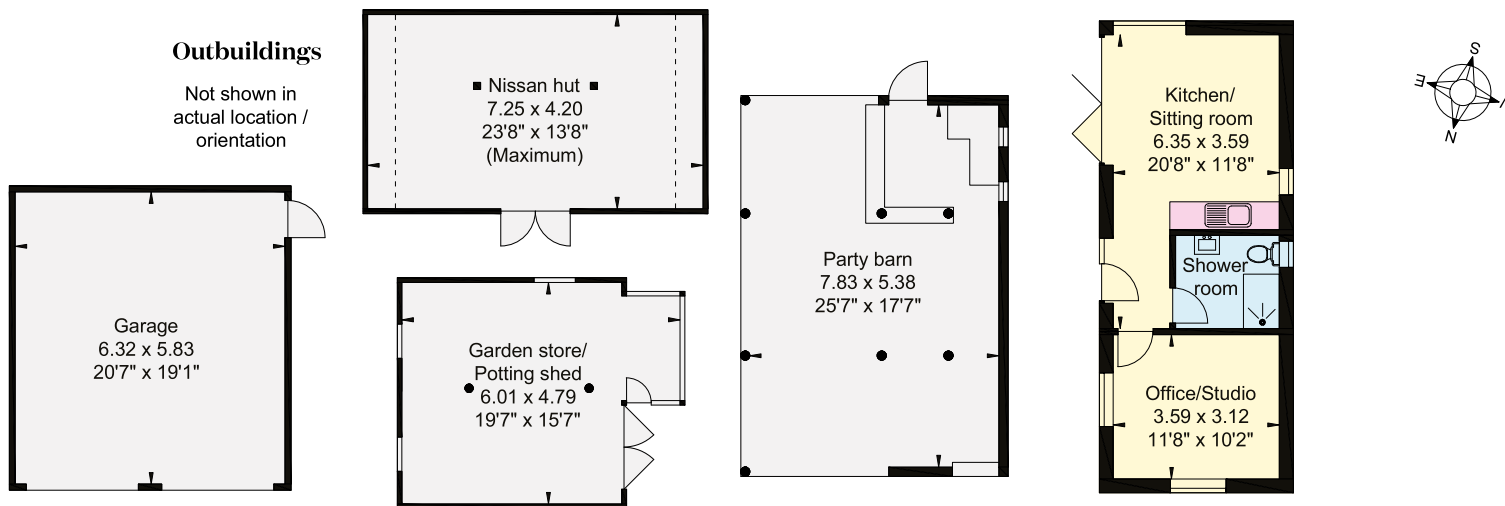
The first floor accommodation extends to another spacious bedroom with an en suite shower room and three further generous bedrooms, all of which are served by the modern family bathroom. The fifth bedroom opens to a room with a Velux window, which is currently used as a study; however, it has the potential and flexibility for an alternative use, such as a playroom or dressing room. All the bedrooms offer different aspects of the beautiful gardens with unrivalled open views.



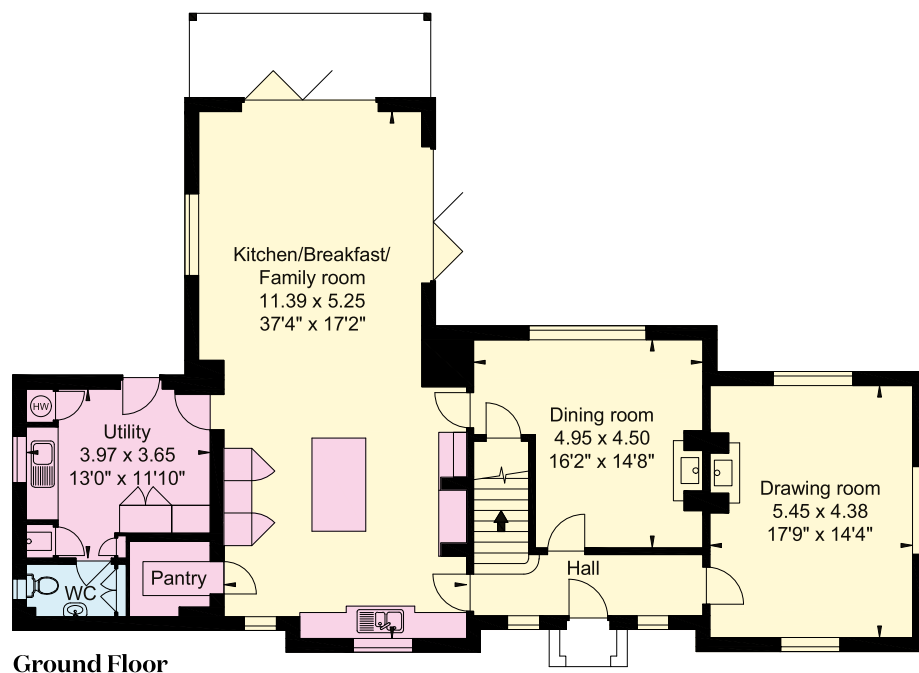




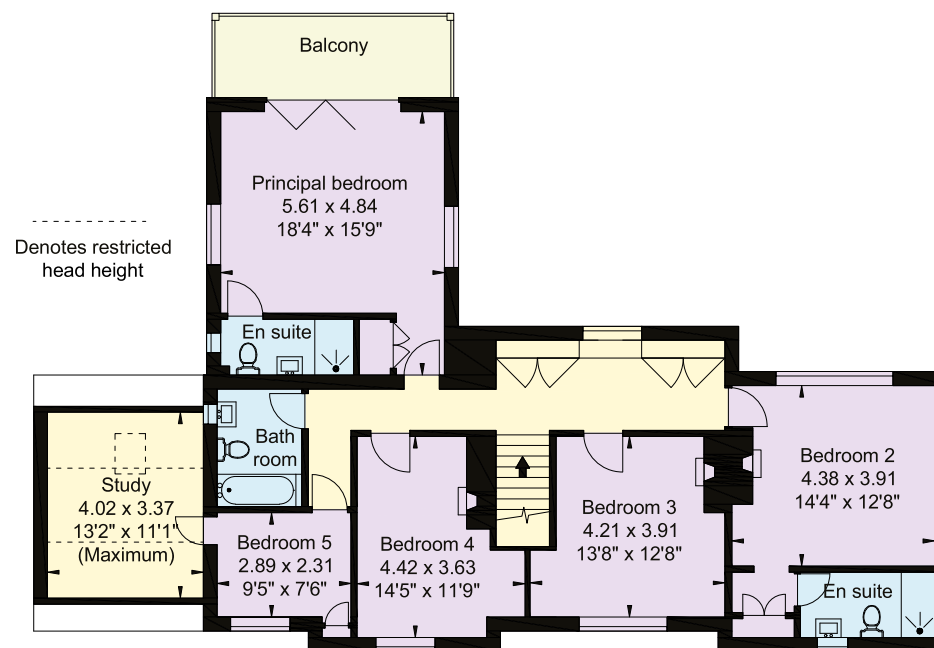




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**

Approximate Gross Internal Area

House: 262 sq m (2,821 sq ft)

Outbuildings: 172 sq m (1,852 sq ft)

Total: 434 sq m (4,673 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





## OUTSIDE

Externally, the property is accessed by a private gravel driveway with an electric wooden gated entrance and ample parking space for a number of cars. The property further benefits from a double garage.

The property sits in the centre of its plot, benefiting from delightful front and rear gardens. The gardens are a particular feature of the property; they are principally lawned with a scattering of mature trees and well-stocked herbaceous flower beds and hedges to the perimeter.











The rear garden is spacious and offers complete privacy and seclusion. A stone-paved patio with brick edging is accessed from the kitchen/dining/family room and provides a wonderful space for outdoor entertaining. A stone paved path continues to the perimeter of the property to the south elevation and provides access to the barbecue area, with space for an outside dining table and the wonderful timber party barn, complete with a bar.

The path also provides access to the external, wooden-cladded studio, comprising a stunning kitchen/sitting room with bi-fold doors opening to the beautiful garden, a large shower room and a spacious office/studio with delightful views. This has the scope to be converted to secondary accommodation or another alternative use, subject to obtaining the relevant planning permission.







The property further benefits from a beautiful, mature orchard beyond the lawned rear garden, offering an array of fruit trees.

The outbuildings extend to a garden store/potting shed and a Nissan hut located in the orchard, which currently houses garden tools.

## PROPERTY INFORMATION

**Services:** Mains electricity and water are connected to the property. Oil-fired central heating. Private drainage. Fibre broadband is connected to the property. High tech camera and alarm system.

**What3words:** ///sweeter.beads.value

**Tenure:** Freehold.

**Local Authority:** Stratford-on-Avon District Council: 01789 267575

**Council Tax:** Band F

**EPC:** C

**Viewing:** By prior appointment only with the agents.



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Date: 20 June 2025  
Our reference: STR012527973

## The White House, Tysoe Road, Radway, Warwick, CV35 0UE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,650,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully

A stylized, handwritten signature of the words "Knight Frank" in a cursive script.

**KNIGHT FRANK LLP**

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