



Appletree Cottage
Southam Road | Radford Semele | Leamington Spa | CV31 1UA

APPLETREE COTTAGE



KEY FEATURES

Appletree Cottage is a charming five bedroom character property located in the sought after village of Radford Semele. This wonderful home offers generous living space throughout incorporating three reception rooms, four double bedrooms a single bedroom and two spacious bathrooms. Outside is parking for three cars, a detached single garage, and a private garden to the rear. Radford Semele is a short drive from the town centre and is surrounded by the stunning Warwickshire countryside.

Ground floor

Entering a generous entrance hall you are given access to a WC and study to your left. To the right is a generous sitting room and continuing to the rear of the ground floor is a spacious dining room that connects to a well equipped kitchen incorporating a good sized pantry. Both the dining room and kitchen provide access to the rear garden.













First floor

Stairs rising from the entrance hall bring you to a spacious landing area giving access to three double bedrooms and a smaller single bedroom. The first floor also provides a generous family bathroom incorporating bath and separate shower cubicle, toilet and sink.









Second Floor

The second floor holds an impressive main bedroom incorporating a generous bathroom including a separate bath and shower cubicle with toilet and sink. The bedroom has superb storage, dressing area and walk in wardrobe.





Outside

A drive way with parking for three cars and a pretty landscaped garden at the front welcome you, there is a detached single garage and side access to the rear garden.

To the rear accessed via the dining room or kitchen is a good sized private rear garden and patio, the perfect place to entertain with friends and family.





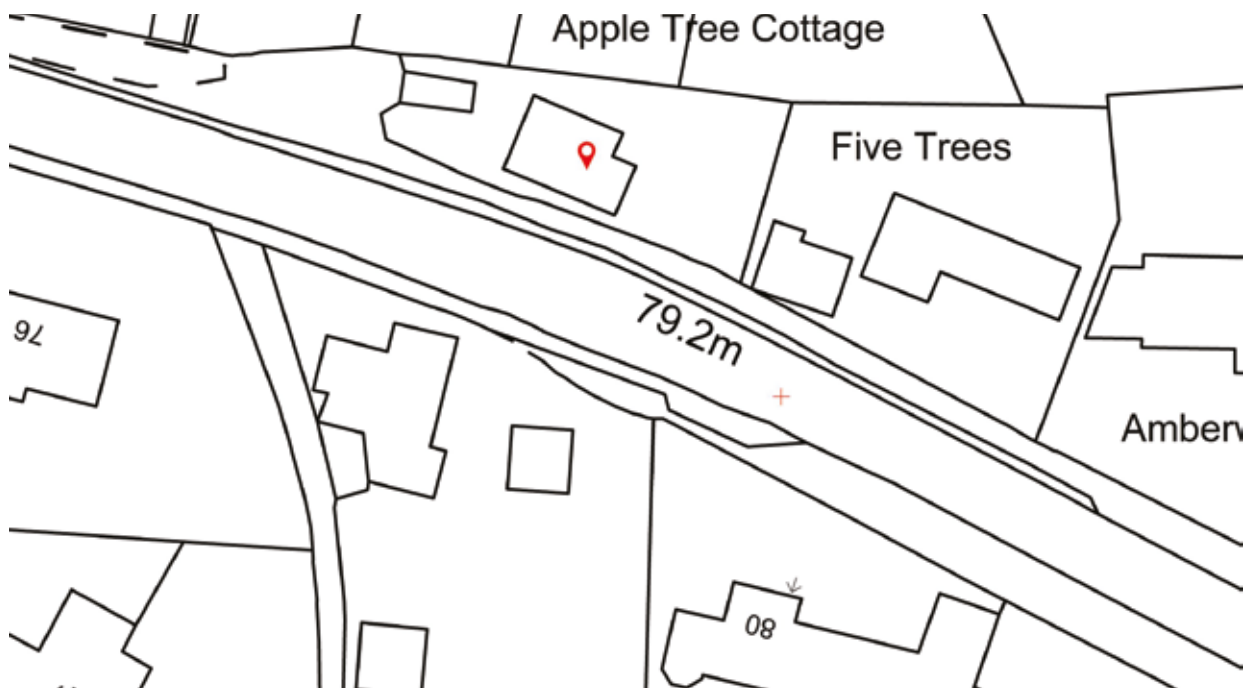


LOCAL AREA

Radford Semele is a popular village and civil parish adjoining Leamington Spa, there are excellent local amenities close by including the Local Church of England primary school, most senior pupils will go to school in either Leamington, Southam or Warwick. There is village club and two great pubs nearby including the award winning Stag in Offchurch which is within Walking distance. As well as the parish church of St Nicholas the village also has a second church built in 1874, the Radford Semele Baptist Church. There are excellent transport connections including bus routes running through the village, the Fosse way is within striking distance which takes you out to the M40 and a short drive away is Leamington train station.

The larger most favoured town is Royal Leamington Spa which is a five-minute drive away. Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The River Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live. The town has recently been voted the happiest place to live In the UK.





INFORMATION

Services

Mains, gas, electricity, water & drainage

Local Authority

Warwick District Council.

Council Tax band F

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

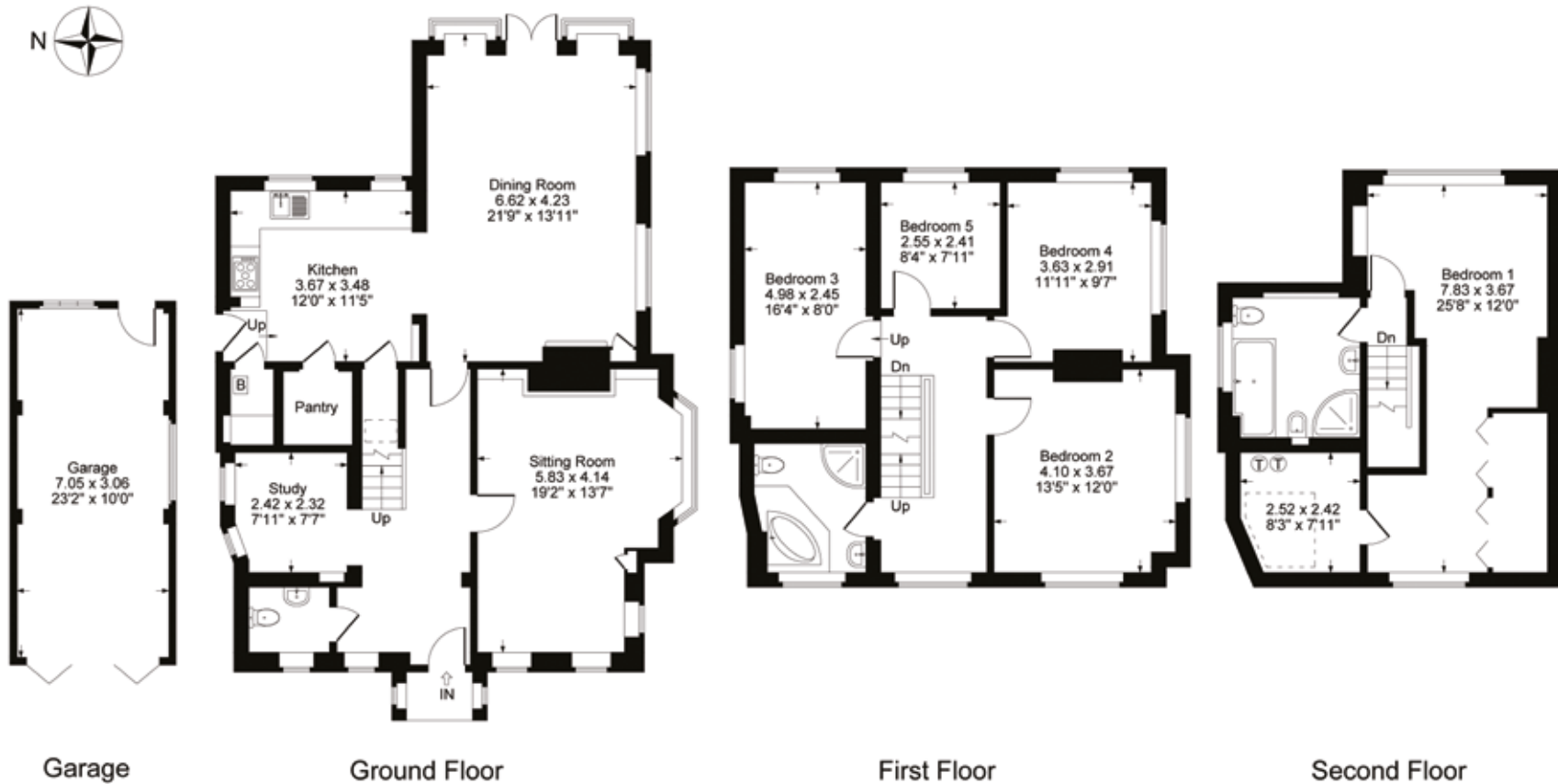
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Directions

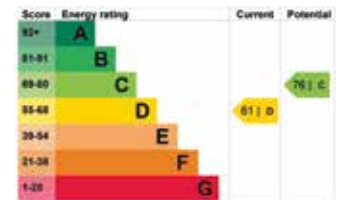
From our office on the parade head south onto Bath street and at the cross roads under the bridge turn left onto High Street and continue onto Radford road. Proceed on the Radford road for some distance crossing two sets of traffic lights and you will enter Radford Semele and carry on to the Southam road. As you begin to leave Radford Semele you will pass Lewis road on your right and a short distance on your left you will find Appletree Cottage



Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that a vendor of this property is a member of Fine & Country Leamington Spa.



Approximate Gross Internal Area = 199.84 sq m / 2151.12 sq ft
 Garage = 21.57 sq m / 232.20 sq ft
 Total Area = 221.41 sq m / 2383.32 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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