



Manor House
Offchurch Lane | Radford Semele | Leamington Spa | CV31 1TN

FINE & COUNTRY

MANOR HOUSE

A rare opportunity to acquire a stunning period property in the desirable village of Radford Semele just a five-minute drive to Leamington town centre and a short walk to the beautiful surrounding countryside. Providing over 5000 sq ft of living space, boasting many period features and complimented with wonderful gardens, this characterful former hunting lodge must be viewed to be appreciated.



KEY FEATURES

Ground floor

Entering through a pillared Portico you are given access to an entrance hall offering a cloakroom/w/c and access to the spacious oak fitted kitchen/breakfast room, which then gives access to the drawing room where you have lovely views over the generous rear garden. The drawing room offers access to the equally impressive sitting room which again looks over the rear garden. Many period features remain in the formal rooms including high ceilings, ornate cornicing and ceiling roses, spectacular doorways, and large windows with oak panel shutters.

The sitting room and drawing room then continues through into the dining room and then the inner hall. The inner hall connects to the main entrance hall and provides access to the drawing room.











Cellar

The large cellar is accessed by stairs from the dining room and is currently being used as a games room/gym. There are three further areas being used as a wine storage area, work bench area and tool storage space.



First floor

The first floor is also accessed via the dining room and offers further generous living accommodation including the principal bedroom, bedroom two & three, family bathroom with jacuzzi, lovely fully fitted oak study, and drying and ironing room. The principal bedroom is very spacious benefitting from fitted wardrobes and ample storage space, overlooking the rear gardens, bedroom two is also a double bedroom overlooking the rear garden. Bedroom three also benefits from fitted wardrobes and a dressing table.





Second floor

The second floor (leading into the turret) provides one double bedroom and a single bedroom both benefitting from a family bathroom with shower and bathtub, and stunning views into the open countryside.

Third floor

Stairs rise from bedroom five where you will find a lovely and unique room at the top of the Turret which could have various uses including a quiet study office where you can take in the beautiful countryside views.











Outside

The wonderful outside space of this property certainly compliments the generous indoor living accommodation. Entering the grounds through a private gate you are given access to the front door of the property under a pillared Portico. To the front of the property is a private and pretty courtyard with access to the front door and rear access to the garages, storage rooms and laundry room.

You can access the large rear gardens via the house or at the side through a gate. The gardens are beautifully landscaped and well stocked with mature trees and shrubs.

The property can easily provide parking for four large cars, plus two garages.

Services

The property is connected to mains gas, electricity, water & drainage.

Notes

There are restrictive covenants on the property, please speak to the agent for more information.







LOCATION

Radford Semele is a very desirable village in Warwickshire, on the River Leam, the Warwick and Napton Canal, and the Fosse Way. Located three miles east of Leamington, and five miles east of Warwick, Radford Semele is conveniently located close to the picturesque village of Offchurch and Leamington Spa.

There is the local primary school in Radford Semele and senior pupils can go to school in either Southam, Leamington Spa, or Warwick which are close by and offer some of the best schooling in the Country. The renowned pub and restaurant The Stag at Offchurch is a short distance down the road and a short drive to Hunningham you will find the fantastic riverside pub and restaurant the Red Lion. There is a very well supported Village Club in Radford Semele where there are sports pitches and various clubs for all. The local Church is the Parish church of St Nicholas and there is also the Church of England parish church of St. Gregory and village hall with playground in Offchurch.

The nearest town is Royal 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 which is known as the Bath of the Midlands.

The Famous Parade runs through the middle of Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighbouring County town Warwick the best place to live in the UK, so the area is becoming highly desirable and sort after. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.



INFORMATION



Local Authority

Warwick District Council.
Council Tax band G

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 the Parade in Leamington Spa head south over the mini roundabout take the second left onto Priory Terrace, continue left onto Leam Terrace follow the road to the end and turn right onto Willes Road. Continue on Willes Road and take the left at the end of the road onto Radford Road.

Follow the Radford Road into Radford Semele you will then see the White Lion pub on your right, a short distance after taking the left onto Offchurch Lane and the property is a short distance down the road on your right.



Registered in England and Wales. Company Reg. No.08775854

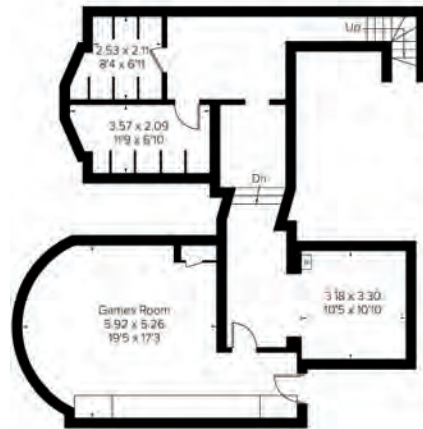
VAT No. 178 445 472

Registered Office: F&C Stratford upon Avon Ltd, 5 Regent Street, Rugby, Warwickshire, CV21 2PE

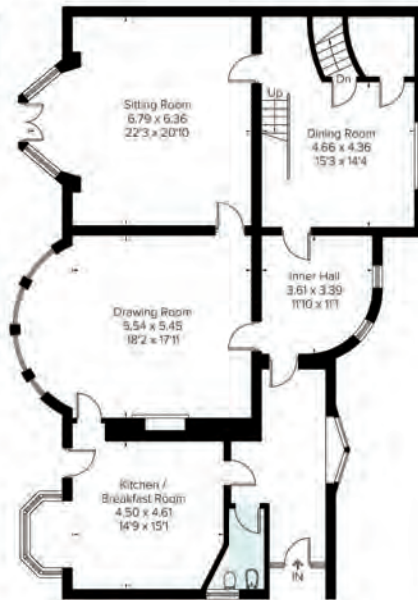
copyright © 2021 Fine & Country Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G		

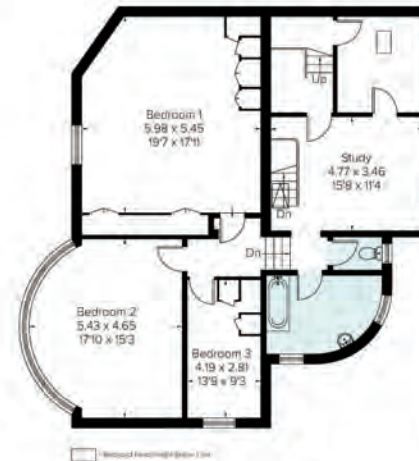
Approximate Area = 352.7 sq m / 3796 sq ft
 Basement = 89 sq m / 958 sq ft
 Outbuilding / Garage = 61.8 sq m / 665 sq ft
 Total = 503.5 sq m / 5419 sq ft
 Including Limited Use Area (0.8 sq m / 9 sq ft)



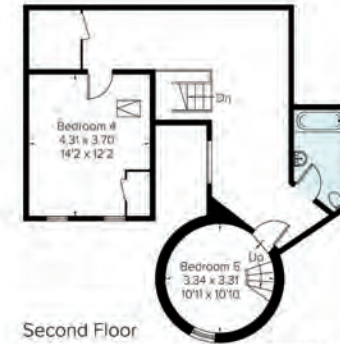
Basement



Ground Floor



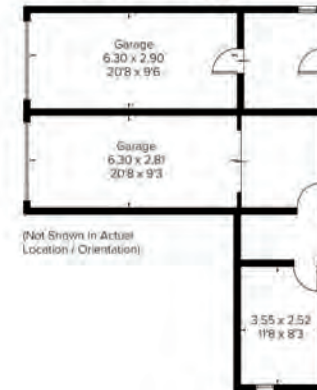
First Floor



Second Floor



Third Floor



(Not Shown in Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 263101



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.05.2022





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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.

Visit fineandcountry.com/uk/foundation



JAMES PRATT
ASSOCIATE ESTATE AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07540 649 103 | james.pratt@fineandcountry.com

