



Hillview

20 Southam Road | Radford Semele | Leamington Spa | CV31 1TA

FINE & COUNTRY

HILLVIEW



This great family home is approached off the main Southam Road in Radford Semele approximately one mile from Leamington Spa town centre into a sweeping 'in/out' driveway with electric wrought iron gates and parking for several cars. The outstanding 0.65 acres of private grounds to the fore and rear are surrounded by mature trees, hedges, well stocked borders, and beautifully manicured lawns.



KEY FEATURES

Ground Floor

An enclosed porch leads into a large reception entrance hall featuring the original wood panelling, a new timber herringbone flooring, picture rail and windows overlooking the front driveway and giving access to two reception rooms, kitchen, and staircase to the first floor.

There is a bright and spacious open plan new bespoke handmade painted timber kitchen/breakfast/dining room designed and installed by local kitchen specialists, Christopher Peters, and incorporating quartz worktop with breakfast bar and a large bay window overlooking the mature gardens. The beautifully handcrafted kitchen features a double ceramic sink, with Quooker instant hot tap, ceramic induction electric hob and worktop extractor, an integrated Neff oven, an integrated Neff oven-microwave, an integrated fridge/freezer, dishwasher, and pantry, as well as underfloor heating.

There is access to the adjoining new utility room in one direction with fully fitted modern base and wall units, sink and space for washing machine and dryer and further corridor and passageway to the exceptionally large, converted games room that leads into the single garage with automated electric garage door. To the other direction a door opens into the formal living room.

The living room has been tastefully and sympathetically decorated enhancing the original period features such as the detailed wooden surround with gas fire that could be easily converted back to a working fireplace. Unusual and charming layout with double aspect via two bay windows with one set of French doors leading out to the mature gardens and beyond.

There is also a well proportioned tiled downstairs bathroom with a four-piece suite and small cellar/store.





















First Floor

Bright and spacious landing with a wealth of period features to include a painted balustrade and wooden handrail, moulded architrave and over door pediments with original wood panelled doors and an internal archway leading through to the five bedrooms, one of which has an ensuite, an office and the family bathroom.

The main bedroom overlooks the extensive rear gardens, with a custom-fitted mirrored sliding wardrobe along the side wall for maximum storage and an adjoining 3-piece en-suite bathroom.

There are three further good-sized double bedrooms with period charm, two overlooking the rear gardens with in-built wardrobes and cupboards, and one with an internal fitted vanity unit and basin, and one overlooking the front of the property.

There is also a newly extended fifth double bedroom with views of the rear gardens and small office to the front of the property.

The main family bathroom in a contemporary style briefly comprises tiled walls with charcoal tiled floor with electric underfloor heating, separate bath and curved shower enclosure with electric shower unit and chrome fittings, cabinet basin, low flush WC, and a chrome towel rail.











Outside

Outside there is a single garage, and two separate garden sheds, one with a workshop and other with a covering to store the sit-on lawnmower.

There is a private sweeping 'in/out' driveway with electric gates, ample parking, and a fantastic 0.65 acres of private extensive gardens surrounded by mature trees and hedges.

A particular feature of the property is the installation of Solar panels which have been installed on the rear elevation of the roof and are completely owned and therefore free of 'green deal' finance - allowing for £1700 of electric tax-free income per annum.





LOCATION

Radford Semele is approximately 1.2 miles (20 min walk, 3 min drive) from Royal Leamington Spa (recently voted the UK's happiest place to live) a fashionable and elegant town located in the heart of Warwickshire, known for its stunning regency architecture, superb restaurants and bars, boutique shops and magnificent parks and gardens. Easy access to the A46 and motorway network M40, M42 and M69 and the local train station (1.9 miles with a 37 min walk, 5 min drive) with excellent commuting to Birmingham and London, with Leamington to London approximately 70 minutes. Close proximity to neighbouring towns such as Warwick and Stratford upon Avon, nearby Birmingham International airport and acclaimed universities Warwick, Coventry, and Birmingham.





Services

The property is believed to be connected to mains gas, electricity, water, and drainage.

Notes

The property is situated on a private road, and the homeowner is responsible for contributing to its maintenance. Please contact the vendors sole agent for more information.

Local Authority

Warwick District Council

Council Tax Band G

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

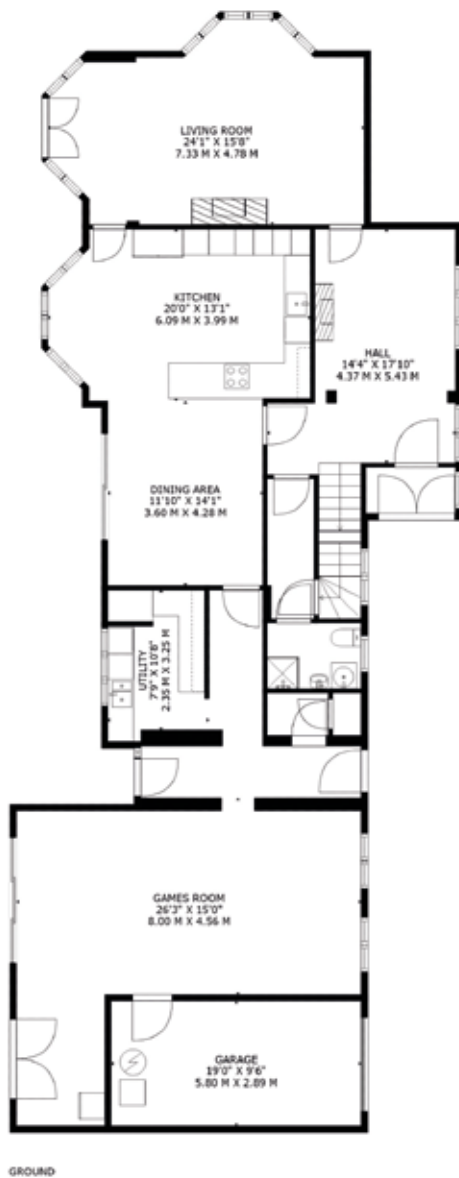
Website

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

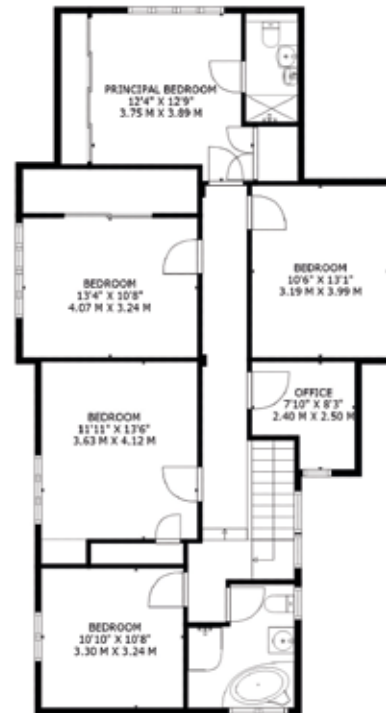
Opening Hours

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





GROUND



FIRST

LIVING SPACE DIMENSIONS : 2951 sq ft, 274 m2

GARAGE SPACE DIMENSIONS: 181 sq ft, 17 m2

TOTAL SPACE DIMENSIONS: 3132 sq ft, 291 m2

Sizes And Dimensions Are Approximate, Actual May Vary.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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 07.20.2023





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 over 300 locations, spanning Europe, Australia, Africa and Asia, we combine 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.

*We value the little things
that make a home*



SARAH GARLAND PARTNER AGENT

Fine & Country Leamington Spa
01926 455950 | 07979 593193
sarah.garland@fineandcountry.com

Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine & Country Foundation, helping the homeless and less fortunate.

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

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

