



21 Warwick Road
Southam | Warwickshire | CV47 0HW

FINE & COUNTRY

STEP INSIDE

21 Warwick Road

Introduction Summary

Immaculately presented dream 5-bedroom family home. 21 Warwick Road is a sophisticated and beautifully laid out detached home that offers around 2500 sq ft of accommodation over three spacious floors. This property perfectly combines modern family living with a luxury finish and effortless flow between indoor and outdoor living spaces.

Accommodation Overview

A spacious entrance hall leads into the home's beautifully appointed living spaces. The heart of the ground floor is the spectacular open-plan kitchen/dining/family room, which opens entirely onto the south-facing garden through full-width bi-folding doors. Designed for entertaining, the kitchen features quartz worktops, bespoke cabinetry, a central island with bar seating, and premium appliances throughout.

A separate utility and boot room add practical function, while the remaining reception rooms provide luxurious versatility. The dual-aspect lounge with feature log burner and bespoke shelving offers a refined retreat, while a formal study or snug sits to the rear, ideal for quiet working or reading.

Upstairs, the first floor reveals four generously proportioned bedrooms, all finished to an exceptional standard. The principal suite is truly indulgent, featuring a custom-fitted range of wardrobes, dressing area and a gorgeous ensuite bathroom with twin basins, walk-in rainfall shower, and underfloor heating. Two further bedrooms enjoy ensuites, while a beautifully presented family bathroom serves the fourth.

The second floor continues the sense of luxury with a further spacious bedroom, benefitting from its own ensuite, perfect for guests or multi-generational living.













Outside

To the rear, the landscaped garden is a private sanctuary—elegant and thoughtfully designed for relaxation and entertaining. A large porcelain terrace flows from the main living space, with integrated lighting, seating areas, and a raised deck featuring a deluxe hot tub. Mature borders, manicured lawns, and complete privacy from neighbours create an oasis of calm.

To the front, a sweeping block-paved driveway offers parking for multiple vehicles, in addition to the detached double garage.



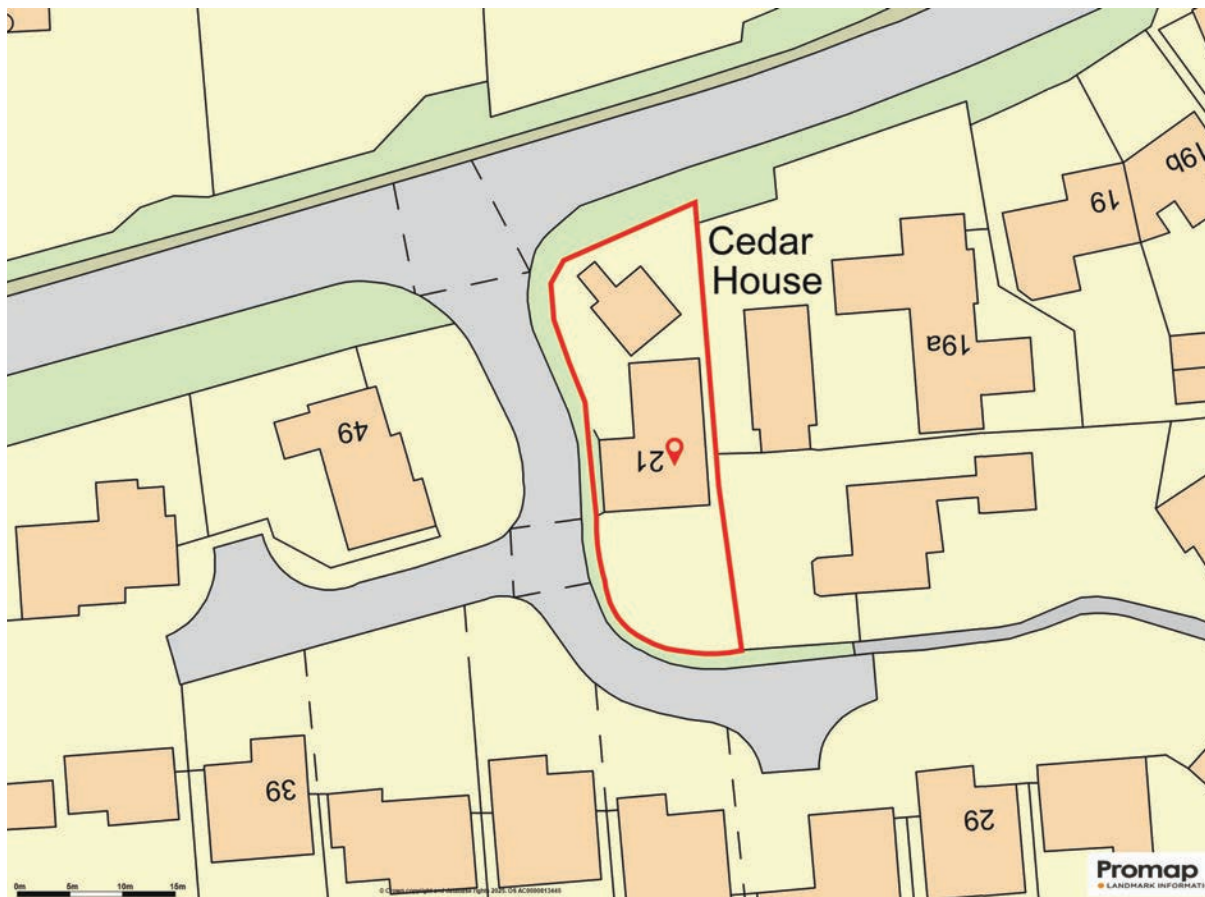


LOCATION

Set within a desirable and well-connected Warwickshire market town, 21 Warwick Road offers both tranquility and convenience. Southam boasts a charming blend of historic character and modern amenities, with excellent schools—including the Ofsted 'Outstanding' Southam College—just moments away. The town's bustling centre offers cafés, shops, supermarkets, and leisure facilities, all within easy reach.

With excellent road links to the M40, and nearby towns such as Leamington Spa, Warwick, Banbury, and Stratford-upon-Avon, this location offers a superb lifestyle for commuters and families alike.





Services, Utilities & Property Information

Utilities - The property is understood to have mains water, electricity, gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability - FTTP Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Local Authority - Stratford Upon Avon District Council

Tenure: Freehold | Tax Band: G | EPC: C

Directions

Postcode: CV47 0HW / what3words: ///broadcast.dragonfly.bookings

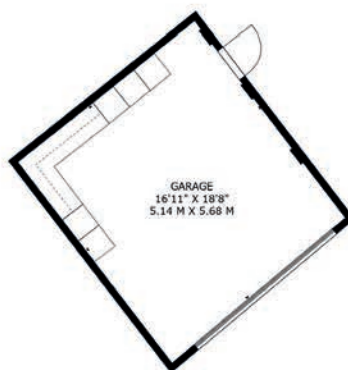
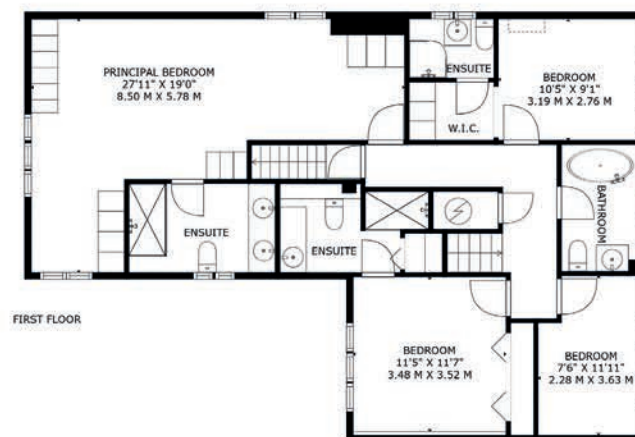
Viewing Arrangements

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

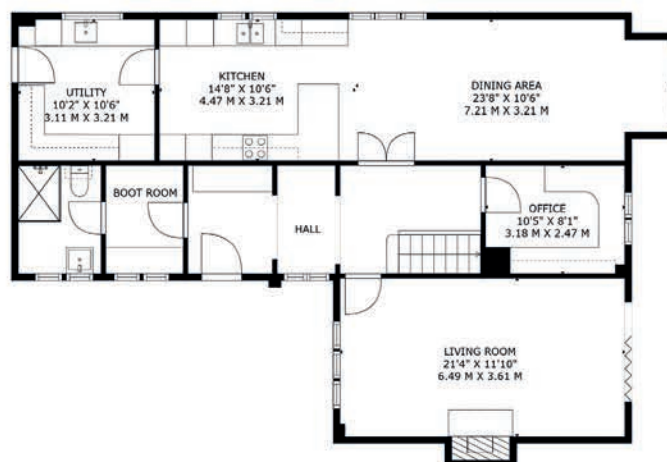
Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



GROSS INTERNAL AREA: 2405 sq ft, 224 m2
 LOW CEILINGS: 222 sq ft, 21 m2
 GARAGE: 317 sq ft, 29 m2

OVERALL TOTALS: 2944 sq ft, 271 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 23.04.2025





NICOLA MOORE

BRANCH PARTNER

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire CV32 5AA
07860 623178 | nicola.moore@fineandcountry.com

