



6 Wilkes Drive  
Radford Semele | Leamington Spa | Warwickshire | CV31 1WF

FINE & COUNTRY



# STEP INSIDE

## 6 Wilkes Drive

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### Introduction Summary

A stunning and versatile detached home with countryside views, spacious interiors, and stylish open-plan living. Set on a private drive in Radford Semele, with a large garden, double garage, access to top schools, the town centre, and fantastic transport links.

### Ground Floor

Step inside and you're greeted by a wide, welcoming hallway that gives an immediate sense of space and flow. From here, all the principal rooms on the ground floor can be accessed, creating a connected yet adaptable living environment.

To the front, there's a stylish home office with a bay window—perfect for remote working or a quiet study space. A separate sitting room across the hall offers excellent flexibility and could serve as a snug, a playroom, an additional bedroom, or a second office.

The standout feature is the open-plan kitchen and dining area, beautifully designed for both day-to-day family life and entertaining. Full-width bifold doors lead directly to the garden, creating seamless indoor-outdoor living. The kitchen includes modern cabinetry, quality appliances, and space for a large dining table.

A spacious and light-filled living room sits at the rear of the home and also features bifold doors onto the garden—perfect for evening relaxation or summer gatherings. The layout of these rooms means multiple access points to the outdoors, enhancing the sociable and flexible nature of the home.

Also located off the hallway is a combined utility and cloakroom, designed for practicality without compromising space.

### First Floor

Upstairs, the sense of space continues. There are five generously sized bedrooms, three of which are comfortable doubles. The principal bedroom is a standout, with built-in wardrobes and a sleek en-suite shower room. Another double bedroom also benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom. Each room has been thoughtfully laid out to maximise comfort, privacy and light—perfect for children, guests, or creating dedicated hobby or dressing spaces.

























## Outside

The rear garden is an impressive size, especially for properties of this type. It offers excellent potential for further landscaping, a garden office, or even an extension or conversion of the garage (subject to planning permission). There are multiple access points to the garden, including via bifold doors from both the kitchen and living room, as well as a rear door from the detached double garage.



The frontage of the home is equally appealing. A tidy, well-landscaped garden flanks the entrance, while the property's classic red brick façade and attractive gabled porch give a warm, welcoming feel. It's set on a quiet private drive and enjoys a lovely green outlook to the front, with a residents' play area and views of open countryside just beyond—a rare and calming outlook for such a well-connected home.







# LOCATION

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Radford Semele is a sought-after Warwickshire village nestled on the eastern edge of Royal Leamington Spa. It strikes a wonderful balance between village charm and town convenience, making it a popular choice for both families and downsizers alike.

At the heart of the village you'll find The White Lion, a friendly and stylish pub serving locally sourced food and a great Sunday roast. There's also a village shop for essentials, a respected primary school, and regular bus services into Leamington Spa.

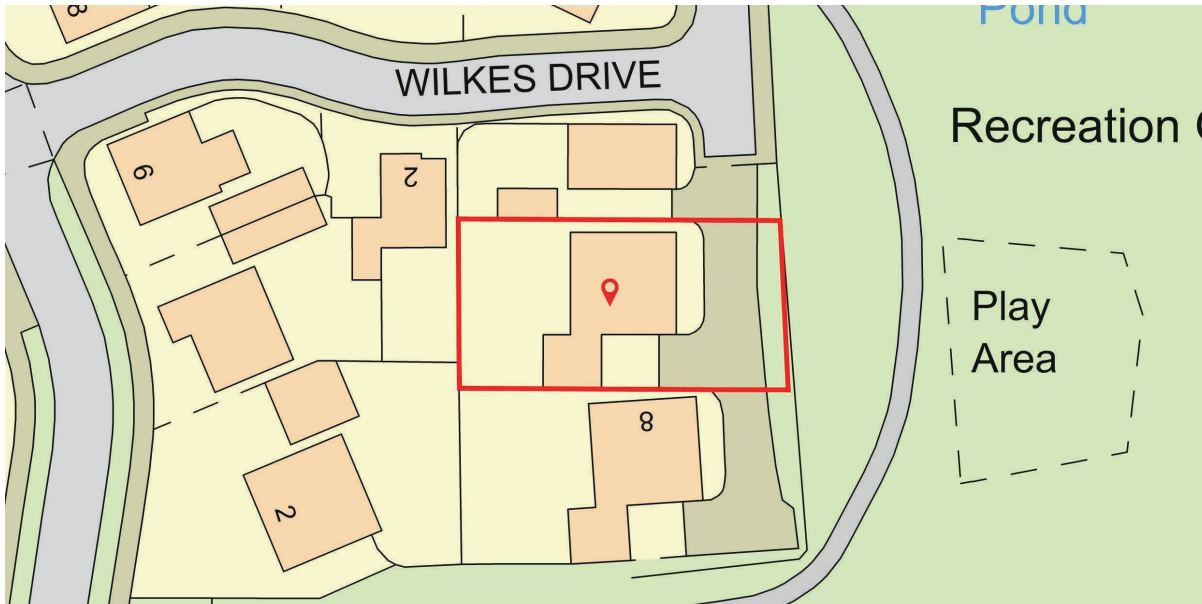
Families will be pleased to know the property falls within catchment for several highly regarded schools, including Southam College and Campion School, with excellent private options also nearby such as Kingsley and Warwick School.

Commuters are exceptionally well-served. Leamington Spa train station is just over two miles away, with direct rail links to London Marylebone in around 70 minutes and regular services to Birmingham and Coventry. The M40 is within a 10-minute drive, connecting quickly to the M1, M6 and wider motorway network. Birmingham International Airport is also within easy reach, making this an ideal location for national and international travel.

For leisure and shopping, Leamington Spa town centre is just a few minutes away and offers a wide selection of independent boutiques, eateries, and cultural attractions. From beautiful green spaces like Jephson Gardens to popular gyms, cafes and a thriving arts scene, it's a town that caters to every stage of life.







**Services, Utilities & Property Information**

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

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

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

Local Authority: Warwick

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

**Viewing Arrangements**

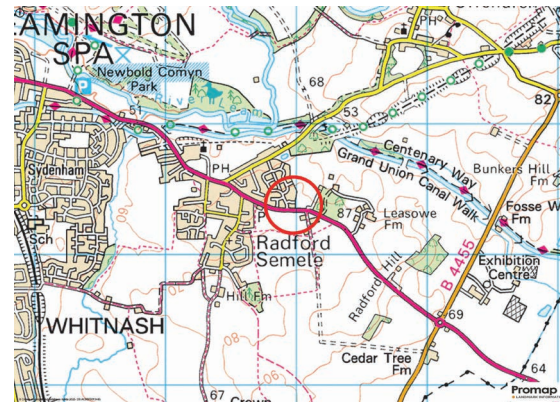
Strictly via the vendors sole agents Fine & Country on 01926 455 950

**Website**

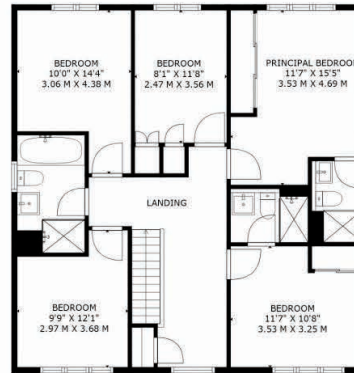
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

**Opening Hours:**

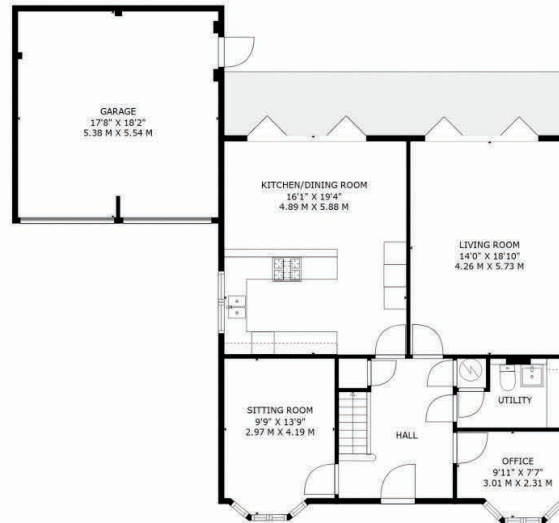
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only







FIRST FLOOR



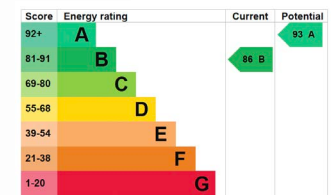
GROUND FLOOR

GROSS INTERNAL AREA: 1919 sq ft, 179 m2

GARAGE: 321 sq ft, 30 m2

OVERALL TOTALS: 2240 sq ft, 209 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 29.05.2025







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