



34 Offchurch Lane
Radford Semele | Leamington Spa | Warwickshire | CV31 1TN

FINE & COUNTRY

STEP INSIDE

34 Offchurch Lane

This fantastic 6-bedroom family home is generously proportioned throughout and offers flexible living accommodation with four reception rooms and an open plan kitchen/breakfast/family room.

Ground Floor

The ground floor of this spacious home offers an abundance of flexible living space to suit most needs.

The kitchen/breakfast/family room to the left of the entrance hall is a wonderful space which is flooded with natural light from dual aspect windows and a skylight above. The kitchen offers everything you would expect from a modern family home with integrated appliances including double ovens and induction hob and opens out into a good-sized breakfast/family room to the front.

Four reception rooms to the right of the entrance hall provide living space which can be tailored to individual needs. The generous sized sitting room benefits from dual aspect windows overlooking the beautiful garden and countryside, whilst the dining room benefits from French doors leading out onto the terrace and garden beyond. Two further reception rooms at the front of the property are currently used as a snug which leads through into a home office but would also lend themselves well to a games/cinema room or a playroom for those with smaller children.

The ground floor also benefits for a w/c and a good-sized utility room located just off the kitchen with outside access to a single garage to the front and the garden to the rear.

First Floor

Stairs from the entrance hall lead to the first floor which comprises of six double bedrooms and three bathrooms.

The principal suite at the rear of the home consists of a good-sized double bedroom with built in wardrobes and an ensuite bathroom with shower.

Four of the five remaining bedrooms benefit from built in storage and all five are serviced by a generous sized family bathroom and an additional guest shower room. The family bathroom has been completed to a high standard with his and hers basins, custom built storage and vanity unit, a large walk in rain shower, w/c, chrome towel rail and a separate bath.













Outside

A raised terrace with pergola wraps around the rear of the property providing ample space for entertaining friends and family. Steps then lead down to the beautifully landscaped garden with mature trees and shrubs providing privacy and a tranquil space which blends in perfectly with the open countryside to the rear of the garden. To the front of the property is a large block paved driveway with triple garaging providing ample parking for several vehicles.



LOCATION

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.

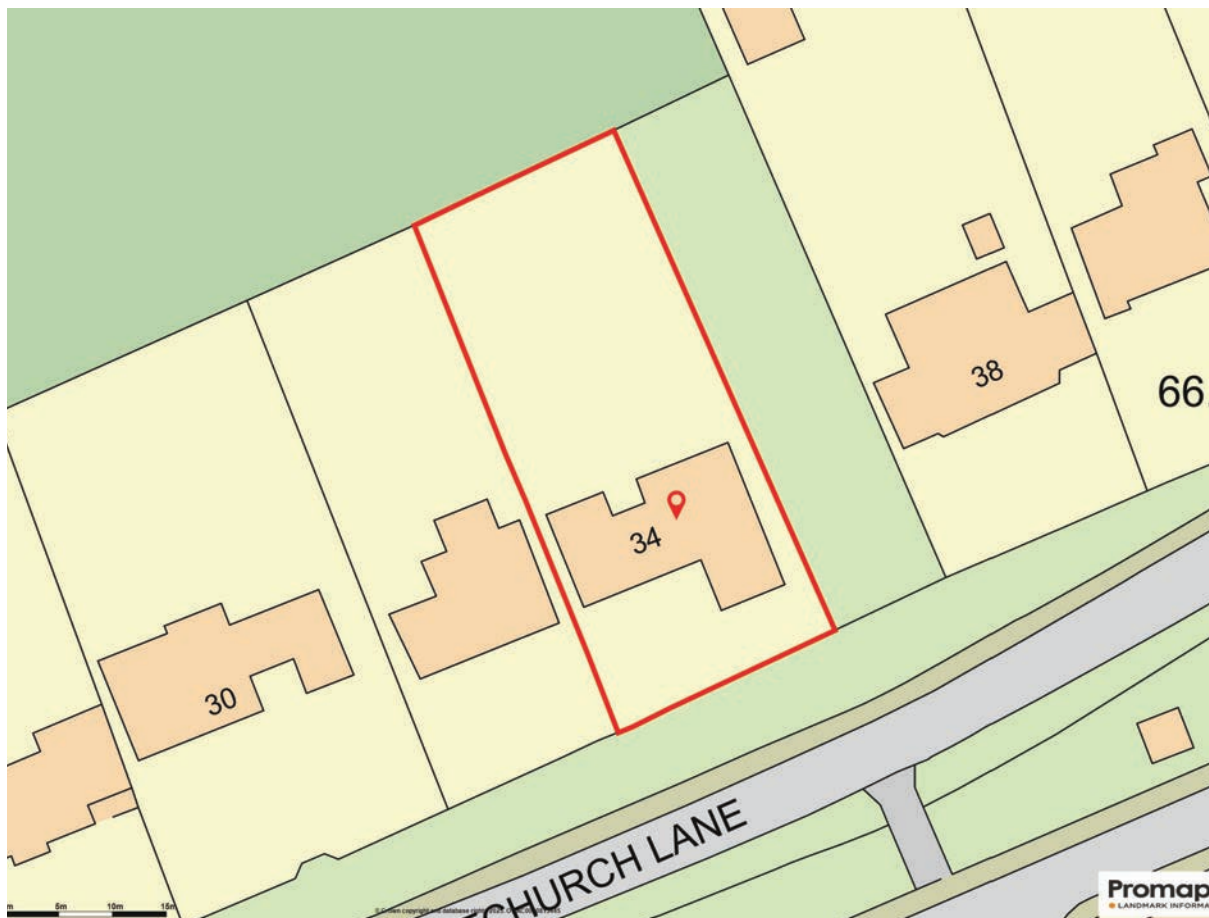
At the heart of the village you'll find The White Lion, a friendly and stylish pub serving locally sourced food and a great Sunday roast. There's also a village shop for essentials, a respected primary school, and regular bus services into Leamington Spa.

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 electricity, water, drainage and gas.

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

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: G | EPC - D

Local Authority: Warwick County Council

Listed Building Status - None

Property Type - Detached House

Construction Type - Standard Brick and Tile

Directions - Postcode: CV31 1TN / what3words: ///joyously.sweeping.dramatic

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

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

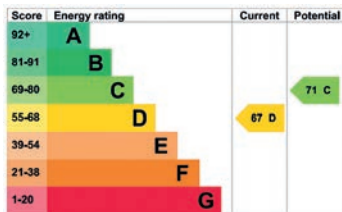
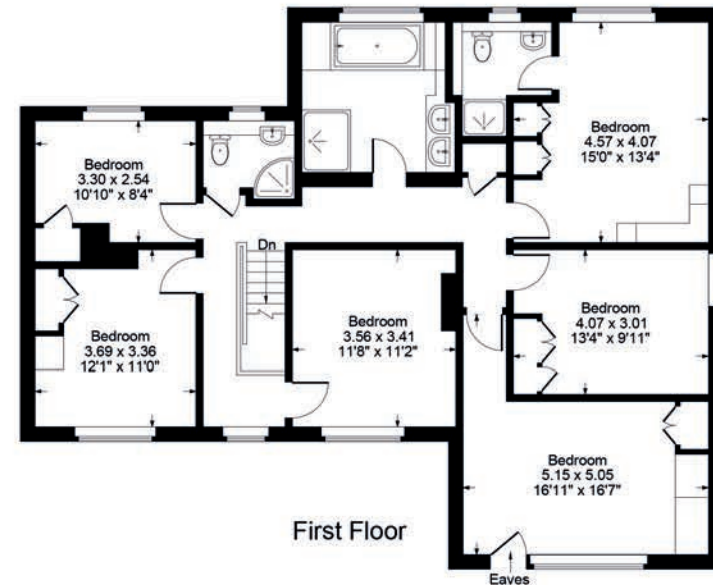
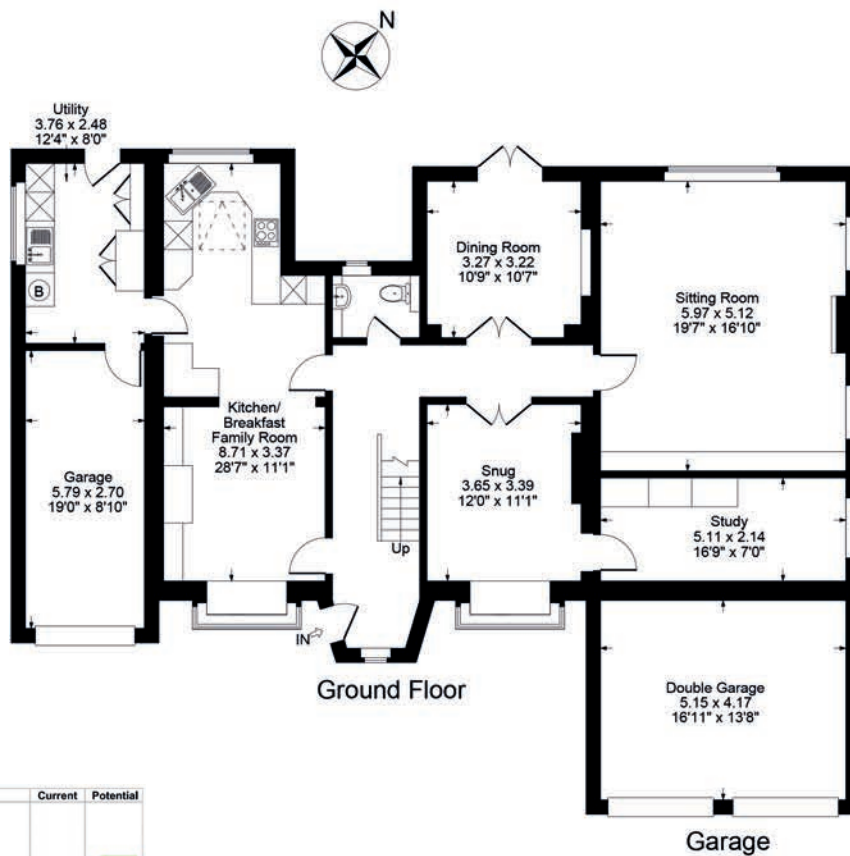
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Approximate Gross Internal Area
 Ground Floor = 128.98 sq m / 1388 sq ft
 First Floor = 120.77 sq m / 1300 sq ft
 Garage = 35.71 sq m / 384 sq ft
 Total Area = 285.46 sq m / 3072 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.





JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07540 649103 | james.pratt@fineandcountry.com

