



2, Hall Fields, Radford Semele, Leamington Spa



A rare opportunity to acquire a most deceptive, much improved and skilfully extended bungalow, providing exceptionally well proportioned four bed roomed accommodation, two of which feature en-suite facilities. Including an impressive refitted open plan living/kitchen arrangement complemented by a landscaped garden and custom built garden room, all set within a well regarded village location.

[Hall Fields, Radford Semele](#)

Is a popular and established cul-de-sac location, located within the ever popular village of Radford Semele. The location being ideally sited for access to the town centre approximately a mile and a half distant, and close to a good

range of local facilities and amenities available within Radford Semele, including shops, local schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 2 Hall Fields, Radford Semele, a unique bungalow which has been subject to much improvement and skilful extension by the present owners, providing three bed roomed and four bathroomed accommodation with many other notable features, the impressive refitted open plan living/kitchen arrangement and large separate utility being particularly noteworthy.

The property occupies a particularly pleasant position with



landscaped, private garden which features a unique custom built garden room, and also includes off road parking for four/five cars and is offered to an excellent standard of presentation throughout. The agents consider internal inspection of this truly unique property, which provides accommodation of almost 2,000 sq. ft. to be essential to be fully appreciated.

In detail the accommodation comprises:-

[Entrance Hall](#)

With leaded glazed panelled entrance door and side panels, with part herringbone patterned wood block flooring and engineered oak flooring, access to roof space, double



radiator, lightwell with Velux window and additional light source, coving to ceiling.

Refitted Open Plan Living/Kitchen

Sitting Area

13' x 11'10" (3.96m x 3.61m)

With engineered oak flooring, open to the...

Refitted Dining/Kitchen

21'8" x 11' (6.60m x 3.35m)

With part pitched ceiling feature, contemporary tubular radiator, integral pantry cupboard. Extensive range of attractive base cupboard and drawer units, with complementary work surfaces, tiled splashbacks, matching

range of high level cupboards, appliance space, built-in Hotpoint double oven, four ring ceramic hob unit with extractor hood over, built-in dishwasher, inset colour-matched one and a half bowl sink unit with mixer tap, including built-in pantry with marble worktop. Twin French doors and side panels overlooking rear garden.

Lounge

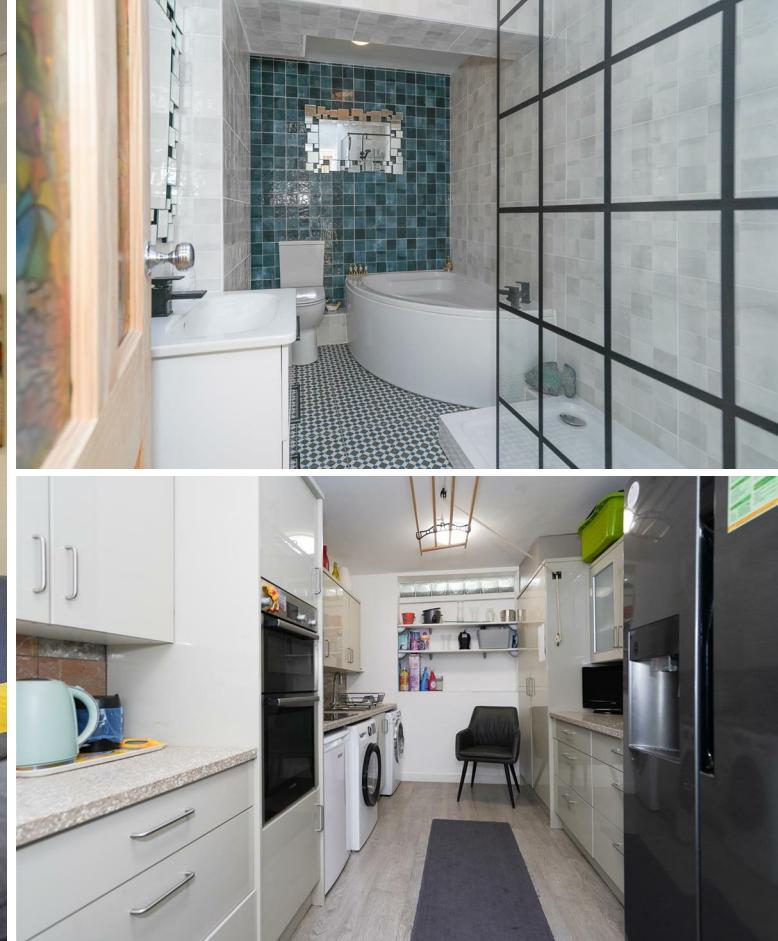
16'6" x 14'3" (5.03m x 4.34m)

With patio doors to rear garden, pitched ceiling feature, radiator, Velux windows.

Study

9'8" x 12'6" (2.95m x 3.81m)

With twin French doors, alcoves with fitted shelves, radiator.



Utility Room

15'9" x 8'6" (4.80m x 2.59m)

With wood effect flooring, double radiator, range of base cupboard and drawer units, complementary work surfaces, with single drainer one and a half bowl stainless steel sink unit, matching range of high level cupboards, built-in double oven and four ring ceramic hob unit with extractor hood over. Appliance space with plumbing for automatic washing machine, airing cupboard with lagged cylinder and Worcester gas fired central heating boiler and programmer.

Bedroom

14' x 10'9" (4.27m x 3.28m)

With radiator.



En-Suite Shower Room/WC

5' x 4'10" (1.52m x 1.47m)

Being tiled with tiled floor, with quadrant tiled shower cubicle with integrated shower unit, wash hand basin inset to vanity unit with mixer tap, low flush WC, chrome heated towel rail.

Bathroom/WC

12'3" x 6'3" (3.73m x 1.91m)

Tiled with corner panelled bath and mixer tap, vanity unit with wash hand basin and mixer tap, low flush WC, oversized tiled shower cubicle with screen, integrated shower unit, contemporary style tubular radiator, Velux window.

Bedroom

10' x 10' (3.05m x 3.05m)

With radiator, coving to ceiling, large walk-in wardrobe with open fronted custom built wardrobes, with hanging rail and shelves.

Bedroom

12'4" x 12' (3.76m x 3.66m)

With coving to ceiling, radiator, picture rail.

En-Suite Shower Room/WC

5' x 10' (1.52m x 3.05m)

With walk-in tiled shower cubicle, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled splashbacks, heated towel rail. Built-in mirror doored, shelved linen cupboard.



Accessed from the Entrance Hall is a...

Useful Store/Workshop

12' x 9'9" (3.66m x 2.97m)

With potential for conversion to an additional living/bedroom.

Outside

The property occupies a pleasant position within this established cul-de-sac. To the front of the property is paved and gravelled car parking for four cars, with wrought iron gates and further paved and gravelled driveway to entrance door. Close boarded fencing and gate leading to paved and gravelled drive flanked by raised flower borders leading to the most pleasant landscaped rear garden, comprising paved



patio with raised flower beds. established shaped lawn, further raised established flower beds, surrounded by close boarded fencing with pedestrian access to dense foliage screen.

Unique Custom Built Garden Room

14' x 15' avg (4.27m x 4.57m avg)

Incorporating electric, light, power point. Raised custom built cushioned seating and bar, with twin French doors leading to a decked veranda immediately to the front of the structure.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

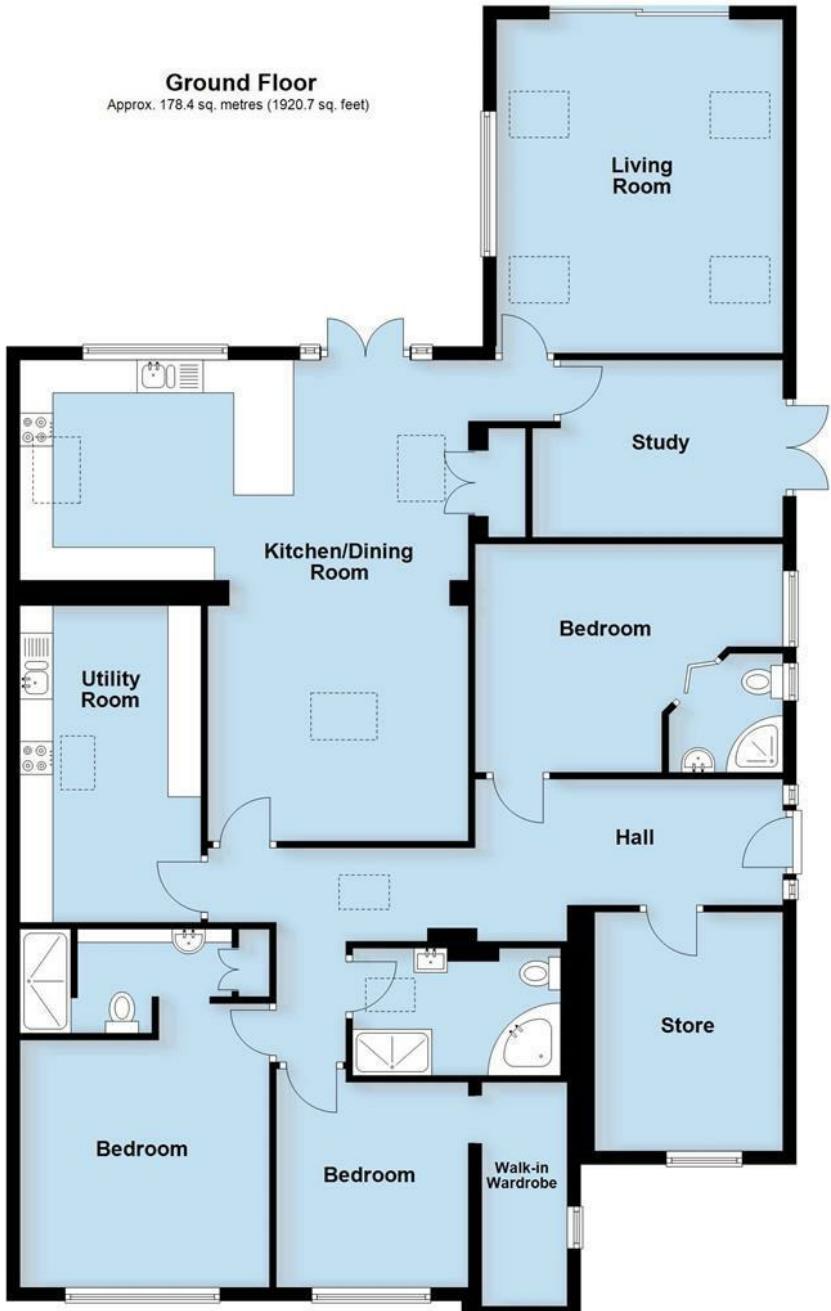
Council Tax Band D.

Location

CV31 1TS







Total area: approx. 178.4 sq. metres (1920.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.

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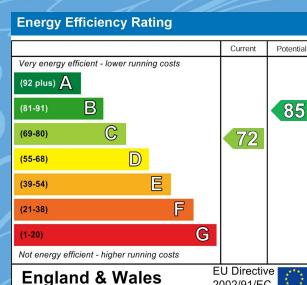


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