

GUIDE PRICE

£500,000

Godfrey Close

Leamington Spa, CV31 1UH



## PROPERTY SUMMARY

A spectacular extended home in a secluded position, offering the perfect balance between countryside tranquillity and urban convenience. Nestled on the edge of scenic open fields, yet just a 30-minute walk from Leamington Spa town centre, this property truly offers the best of both worlds.

Radford Semele is a highly sought-after Warwickshire village, known for its strong sense of community, charming period properties, and excellent local amenities. The village boasts a well-regarded primary school, a historic parish church, and a welcoming pub, making it an ideal setting for families and professionals alike. With easy access to Leamington Spa, Warwick, and major transport links, Radford Semele provides the perfect blend of rural charm and modern convenience.

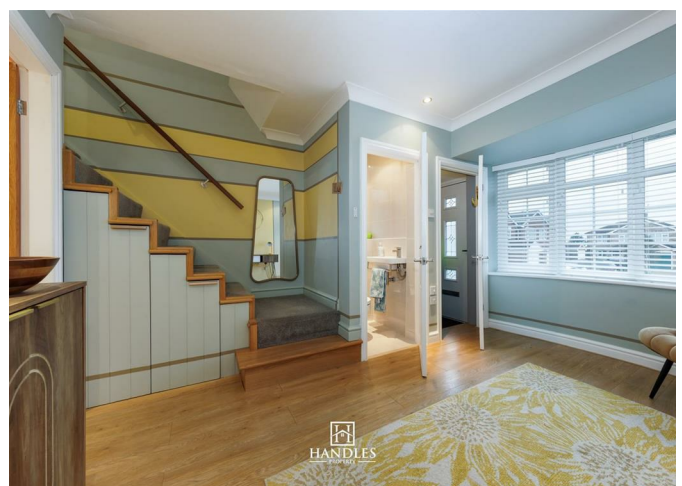
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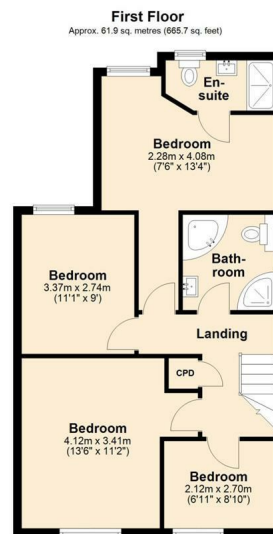
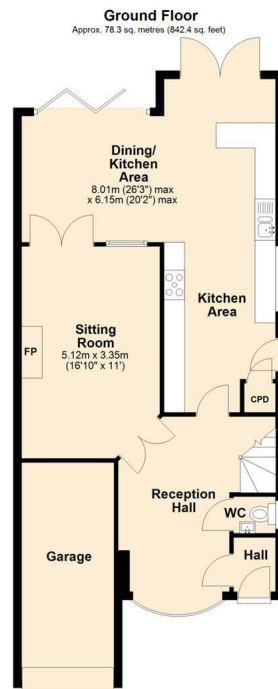


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Total area: approx. 140.1 sq. metres (1508.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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