



Mill House
Offchurch Lane | Leamington Spa | CV33 9DA

STEP INSIDE

Mill House

Set within circa 5 acres of glorious gardens and grounds this former mill house is bursting with period features and boasts four bedrooms, four bathrooms, flexible living accommodation and a variety of outbuildings and barns.

Ground Floor

An enclosed porch leads through into a spacious and inviting entrance hallway which is bursting with period features including flag stone flooring, exposed beams and a wonderful inglenook fireplace with log burning stove and log storage underneath.

To the left of the hallway is the sitting room which is flooded with light from dual aspect windows and patio doors leading into the garden. This room again features exposed beams, flagstone flooring, and a beautiful stone surround inglenook fireplace with log burning stove. This then leads through into two further reception rooms, which are currently used as a music room with patio doors into the garden and an office.

To the right of the hallway is the stunning modern country style kitchen with dining area which has been expertly designed to provide everything you would expect for modern family living whilst still retaining the character and charm of the building. The beautiful Shaker style kitchen features a range style cooker, double Belfast sink and a bespoke breakfast bar with bench sitting. To the side of the kitchen is a wonderful informal dining area with vaulted ceiling, dual aspect windows and built in storage. There is also a convenient pantry area and utility room with external access to the rear of the kitchen.

To the rear of the hallway is another spacious reception room which is currently used as a formal dining room and again boasts flag stone flooring, dual aspect windows and a patio door leading out to the garden to the rear. The ground floor also benefits from two w/c's one accessed from the entrance hall and one from the front of the property.

First Floor

Stairs rising from the main hallway lead to the first floor, giving access to three double bedrooms, one twin bedroom and four bathrooms. The spacious principal bedroom suite features walk-in wardrobes and a large ensuite featuring a bath with shower over and his and hers sinks. Bedroom two is the twin room, serviced by the family bathroom with walk in shower and features a unique feature wall from the original inglenook chimneybreast of the former mill house. Bedrooms three and four are of good sized double bedrooms and both benefit from ensuite bathrooms.













Outside

Accessed via a private gated driveway Mill House sits within 5 acres of beautiful gardens and grounds in a private secure area surrounded by beautiful countryside and woodlands near to the grand union canal. A gravel driveway with water feature provides ample parking to the front of the property and gives access to a double car port with storage, a large outbuilding with patio area to the front which could be converted into leisure facilities (stp) and a large barn. An extensive lawned area to the side of the property is surrounded by woodlands and leads down towards the canal and another large barn further away from the main house.

To the rear of the property is a wonderfully private landscaped terraced garden with a large patio area accessible from several of the ground floor reception rooms and an elevated patio with built in seating and log storage perfect for entertaining or relaxing around the firepit on a summers evening.







LOCATION

Offchurch is a picturesque village in Warwickshire, on the river Leam, the Warwick and Napton Canal, and the Fosse Way. Located three miles east of Leamington, and five miles east of Warwick, Offchurch is one of the most sought-after villages in the area and is conveniently located close to the larger village of Radford Semele.

There is a local primary school in Radford Semele and secondary schooling is available in either Southam, Leamington Spa or Warwick which are close by and offer some of the best schooling in the Country. The renowned pub and restaurant The Stag at Offchurch is one of the best in the area, there is also the White Lion public house restaurant and Village Club at Radford Semele. The local Church can be found in Offchurch which is the Church of England parish church of St. Gregory and close by the redeveloped village hall and playground.

Renowned for being one of the most welcoming village communities in and around Leamington Spa, the council & community have worked tirelessly to ensure Offchurch is a friendly and beautiful place to live.

The nearest town is Royal Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity and water, has oil fired central heating and drainage is via a private treatment plant.

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

Broadband Availability - FTTC - Superfast Broadband Speed is available in the area, we advise you to check with your provider.

Flood risk -The property is in a low-risk flood risk zone for rivers and surface water. No flooding has been recorded in the last 8 years and flood defences have been installed please see agent for further information.

Freehold | Council Tax Band: G | EPC: E

Local Authority: Warwick District Council

Listed Building Status - None

Property Type - Detached House

Construction Type - Standard Brick

CCTV is in operation for the house and barns.

Directions - Postcode: CV33 9DA / what3words: ///surging.cakewalk.pies

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

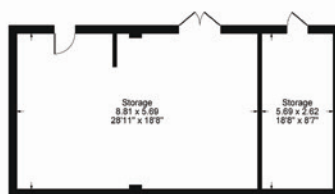
Sunday - By appointment only



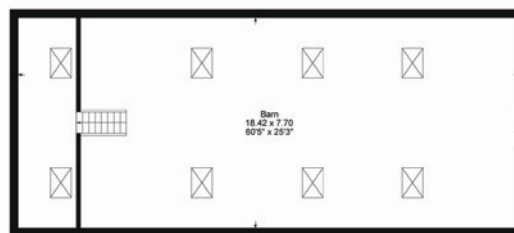
Approximate Gross Internal Area
 Ground Floor = 143.01 sq m / 1539 sq ft
 First Floor = 104.33 sq m / 1123 sq ft
 Barn = 292.42 sq m / 3148 sq ft
 Outbuilding = 102.13 sq m / 1099 sq ft
 Total Area = 641.89 sq m / 6909 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



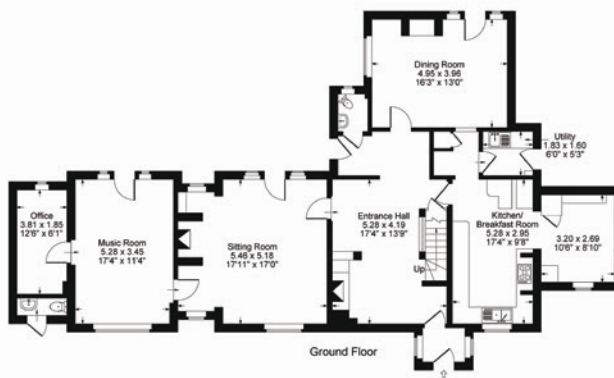
Barn Ground Floor



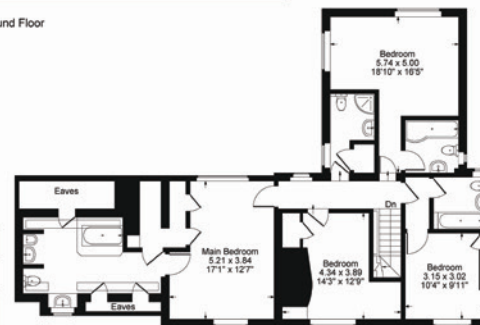
Outbuilding



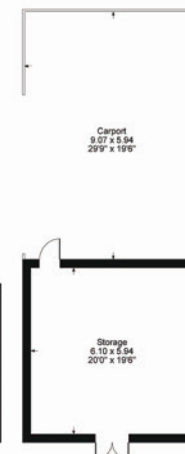
Barn Ground Floor



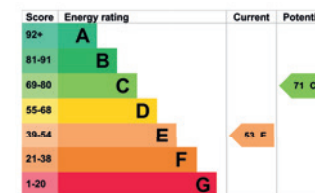
Ground Floor



First Floor



Outbuilding



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 07.07.2025





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