



SOUTHAM ROAD, RADFORD SEMELE

complete 
SALES & LETTINGS



RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



A charming thatched cottage, situated on the out-skirts of Village of Radford Semele. This quaint property is believed to be dated back to the 1600's and is full of rustic features and has a beautiful south facing garden. The property comprises a gate and fore-garden that leads to the original painted timber fence entrance door. There is a lounge diner that has lots of exposed beams, a rear hall, a fitted modern kitchen, a stylish ground floor shower room and upstairs a bedroom with another area which would suit a study. This property is offered no onward Chain. The village has a shop/post office, church, Primary School, lots of green areas and the popular White Lion pub. Easy access to the Leamington town Centre and train station.

It's in the details...

Front Garden

With an iron gate that leads to the brick pathway frontage, which has hedgerow and the timber entrance door.

Living Diner

With timber effect laminate flooring, two timber Windows with secondary glazing, exposed beams, plastered fireplace with a gas fire. Radiator, open doorway through to the rear hall.

Rear Hall

Tiled flooring, a radiator, exposed beams, timber door through to shower room, timber steps lead to the bedroom. Open doorway kitchen and a timber door to the garden.

Kitchen

A modern footed Heritage style kitchen, with antique style gold doorknobs, a fitted oven, four ring gas hob and an extractor. Space and plumbing for a washing machine and space for a small undercounter fridge. There are timber worktops, with a single bowl sink with a mixed tap and drainer. There are two windows and the gas boiler white edge/tiling, tile flooring and exposed beams.

Shower Room

A modern fitted shower room with a high mains rainfall shower, with hand held shower attachment and a glass shower screen, a vanity gloss grey unit, with a sink & mixer tap and includes a concealed cistern toilet. There is an extractor, white edge tiling and a chrome towel radiator.

Bedroom

Thick exposed floorboards, fitted wardrobe, lots of exposed beams, there is a fitted handbasin, two windows and a radiator. Timber door leads through to the study area.

Study

We have exposed beams, radiator, and a window with secondary glazing.

Rear Garden

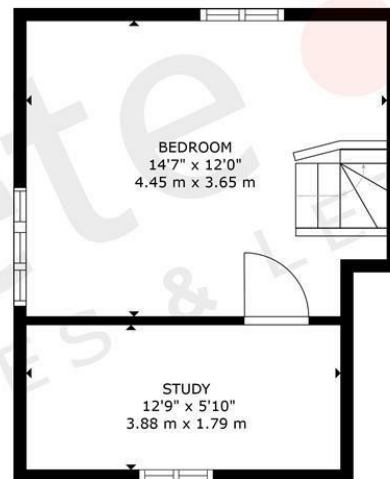
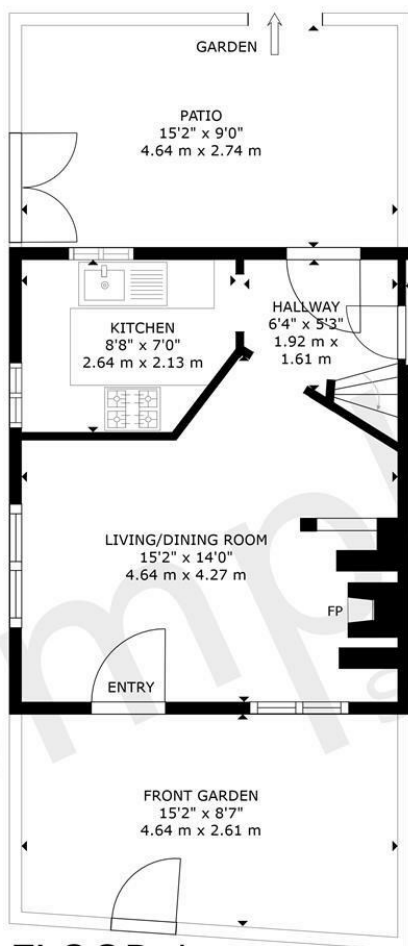
A long beautiful garden that is very mature and landscaped, with a raised timber decking patio, a stoned garden, with planting areas, a stepping stone pathway that leads to a further area- which has a rustic shed, large hedges with a path through to a private garden area with patio and planting. Right next to the house is a further patio with awning and two timber gates to side passageway.



Location

Southam Road is conveniently located on the outskirts of Radford Semele, which is proving very popular, it has local amenities close by and within easy reach of Leamington Spa, along with the Midland motorway network, Leamington Spa railway station, neighbouring towns and centres, the nearby Ricardo engineering installation as well as Jaguar Land Rover and Aston Martin at Gaydon. The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches and a post office. There is Radford Semele recreation ground with a play park and a sports & social club. To the immediate area, there are picturesque countryside walks and cycle routes along with superb canal side and towpath walks along the Grand Union canal. A short drive from the property access may be gained to the Fosse Way which links the property to Coventry city centre with all its commerce.





FLOOR 2

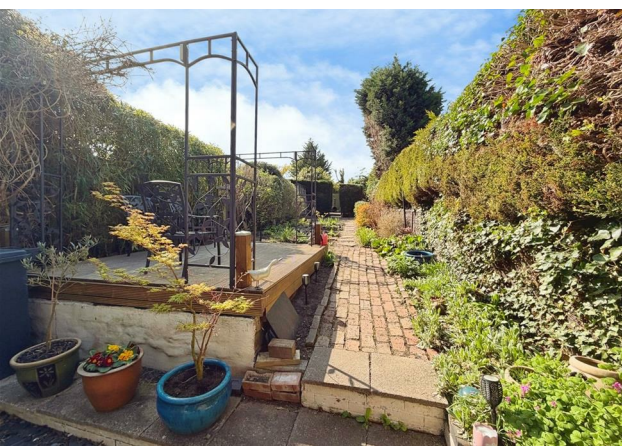
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GROSS INTERNAL AREA
 FLOOR 1: 296 sq. ft, 27 m², FLOOR 2: 249 sq. ft, 23 m²
 EXCLUDED AREAS: FRONT GARDEN: 129 sq. ft, 12 m²,
 PATIO: 137 sq. ft, 12 m²
TOTAL : 545 sq. ft, 50 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



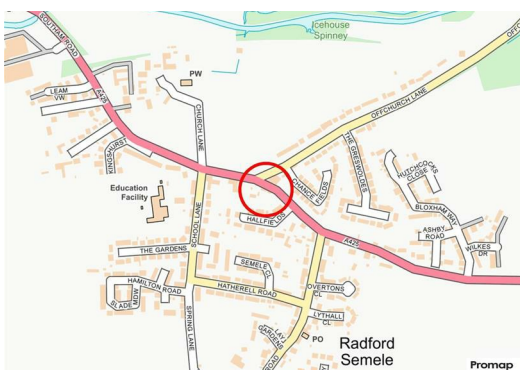
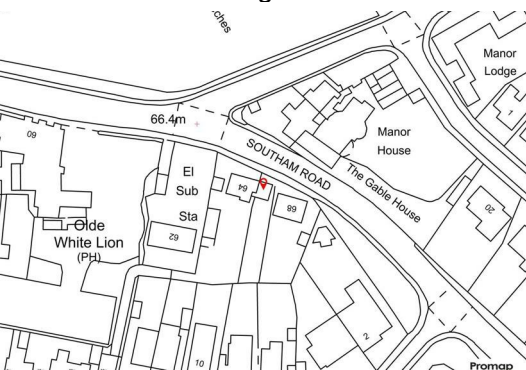
The Leamington Property Expert





- A Thatched Cottage
- Upstairs Study
- Full Of Character & Beams
- Stylish Shower Room
- Village Location

- One Bedroom
- Lounge Diner & Wood Burner
- Long South Facing Garden
- Modern Kitchen
- No Chain



SOUTHAM ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
sales@complete247.co.uk
www.complete247.co.uk

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