



103 Bloxham Way
Radford Semele | Leamington Spa | Warwickshire | CV31 1WH

 FINE & COUNTRY

STEP INSIDE

103 Bloxham Way

Accommodation summary

Situated within the highly regarded Crown Hills development in the village of Radford Semele, this impressive five-bedroom detached home offers generous, beautifully presented accommodation designed with modern family living in mind.

The property has been thoughtfully arranged to provide a balance of open-plan sociable space alongside more private reception rooms, allowing the home to adapt effortlessly to everyday life, entertaining and home working. At the heart of the house is a superb open-plan kitchen, dining and family room that opens directly onto the garden, creating a natural focal point for family gatherings.

Upstairs, five well-proportioned double bedrooms provide comfortable accommodation for growing families, three of which benefit from contemporary en-suite shower rooms.

Further complemented by fantastic off-road parking, a substantial garage with EV charger and a private rear garden, this is a well-balanced and highly versatile home offered for sale with no onward chain.

Ground Floor

A spacious entrance hallway immediately creates a sense of space and light, setting the tone for the accommodation beyond.

To the front of the property, the principal sitting room provides an elegant yet comfortable space in which to relax, enjoying excellent natural light and generous proportions.

Across the hall, a further reception room is currently arranged as a home office but offers exceptional versatility. This room could serve equally well as a formal dining room or play room. For those

seeking multi-generational living, the space could also be adapted to create a sixth bedroom, with the adjacent W/C offering potential to be converted into an en-suite shower room, making it ideal for older relatives or visiting guests.

To the rear of the property lies the heart of the home – a superb open-plan kitchen, dining and family space designed for modern living. The kitchen is fitted with a range of contemporary units and integrated appliances, providing ample preparation and storage space while remaining sociable and practical for family life. The property also benefits from a fitted Harvey Water Softener, enhancing water quality throughout the home.

The adjoining dining and family areas create a relaxed yet impressive entertaining space, with bi-fold doors opening directly onto the garden and allowing the interior to flow seamlessly outdoors during warmer months.

A separate utility room provides additional storage and laundry space, helping to keep the main kitchen area uncluttered, while a W/C completes the ground floor accommodation.

First Floor

The first floor offers five generously sized double bedrooms, providing excellent accommodation for family living.

Three of the bedrooms benefit from their own modern en-suite shower rooms, offering both comfort and privacy. The remaining bedrooms are served by a stylish family bathroom, creating a practical layout for busy households.

Each room enjoys a pleasant outlook and well-balanced proportions, ensuring the home feels spacious and comfortable throughout.

















OUTSIDE

Outside

To the rear, the property enjoys a private and enclosed garden providing an attractive setting for outdoor dining, relaxation and family life. The garden offers a pleasant balance of lawn and patio space and can be accessed directly from the kitchen via the bi-fold doors.

To the side of the property there is ample off-road parking for up to four vehicles, together with access to a single tandem garage which extends along the length of the garden. In addition to secure parking, the garage offers excellent versatility and could lend itself to a variety of uses such as a workshop, gym, hobby space or additional storage. The property also benefits from an electric vehicle charger installed within the garage.

Location

The property is located within the popular Crown Hills development in Radford Semele, a well-connected village situated just a short distance from the centre of Leamington Spa.

Radford Semele enjoys a strong sense of community and offers a range of everyday amenities including a village shop, public house, church and local primary school. The village is surrounded by attractive Warwickshire countryside with a number of footpaths and walking routes accessible directly from the development, making it ideal for those who enjoy outdoor pursuits.

Leamington Spa town centre is only a short drive away and offers an excellent selection of independent retailers, cafés, restaurants and leisure facilities, together with the town's well-known parks and green spaces.

The area is also well placed for schooling, with Radford Semele Church of England Primary School located within the village, while Champion School and a number of further primary schools are situated nearby.

For commuters, the property benefits from excellent transport links. Leamington Spa railway station provides regular services to Birmingham and London Marylebone, while the nearby A46 and M40 offer convenient access to the wider motorway network.





Services, Utilities & Property Information

Tenure: Freehold
 Council Tax band: G
 Local Authority: Warwick
 EPC: Band B
 Property construction : Standard Brick and Tile
 Electricity supply: Mains
 Water supply: Mains
 Drainage & Sewerage: Mains
 Heating: Gas
 Broadband: FTTC / Standard Fibre Broadband connection available - we advise you to check with your provider.
 Mobile signal/coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
 Parking: Single garage with off road parking.
 Property Notes - There is an annual maintenance charge of £105.

Viewing Arrangements

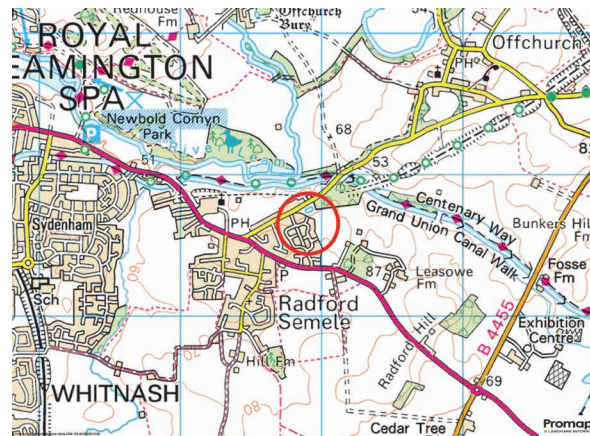
Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

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

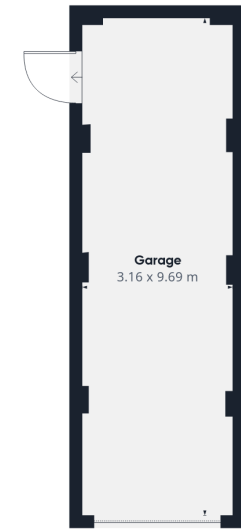




Floor 0 Building 1

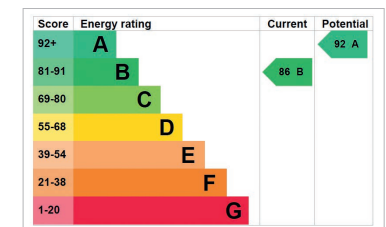


Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
210.8 m²



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 © 2026 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 13.03.2026



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