



**BLOXHAM WAY, RADFORD SEMELE**

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**FOR SALE**



A beautifully appointed five-bedroom detached family home, built by the Premier Builder Bovis Homes to 'The Lime' design on the edge of Radford Semele, surrounded by Warwickshire countryside. The home was constructed in 2020 and has a remainder NHBC guarantee.

Immaculately presented throughout, the property offers exceptional flexibility and comfort for both family living and professional life. The accommodation briefly comprises five spacious bedrooms, three with en-suite facilities, plus a contemporary family bathroom. The ground floor includes a generous family lounge, snug, open-plan kitchen/diner, guest WC, study and utility room. Outside, the property enjoys a generous rear garden, detached double garage and private driveway.

#### Entrance Hall

A generous and welcoming entrance hall featuring Karndean herringbone flooring, central heating radiator and dual ceiling light points. Doors lead to the family living room, guest WC/cloakroom, second reception room and the open-plan kitchen/diner. Bespoke understairs cabinetry provides discreet storage.

#### Lounge

A stylish and beautifully presented family living room with dual-aspect double glazed windows to the front and side elevations, providing excellent natural light. Features include central heating radiators, twin ceiling light points and a continuation of the Karndean herringbone flooring.

#### Snug

Currently utilised as a playroom, this versatile room benefits from dual-aspect double glazed windows, is fully carpeted and includes a central heating radiator and ceiling light point.

#### Guest WC/Cloakroom

A well-presented cloakroom featuring a low-level flush WC and a neat ceramic handbasin with mixer tap and tiled splashback. Includes a central heating radiator and ceiling light point.

#### Kitchen/Dining Room

This beautifully welcoming kitchen/diner offers a full range of fitted units and integrated appliances, including fridge/freezer, dishwasher, double oven and a Bosch five-ring gas hob with stainless steel extractor. A stainless steel sink with mixer tap and stylish splashback, plus an island with storage and breakfast bar seating, make this space as practical as it is attractive. With Karndean flooring throughout, there's plenty of room for a large dining table and a cosy seating area.

A rear double glazed window and bi-fold doors open onto the garden, transforming the area into a perfect indoor-outdoor entertaining space in warmer weather.

#### Utility Room

A practical utility room with space for the washing machine and dryer, a stainless steel sink and drainer with mixer tap, useful storage cupboards and an external door leading to the side of the property.

#### Study

A beautifully appointed study/home office featuring French doors to the rear garden, Karndean flooring, central heating radiator and ceiling light point.

#### Bedroom One

A luxurious master bedroom, fully carpeted and featuring a separate dressing area, with a double glazed window to the front elevation and dual central heating radiators. Additional touches include a stylish ceiling light, two bedside wall lights and a panelled feature wall to the rear. Door leading to the master ensuite.

#### En Suite One

A sleek ensuite with a walk-in rainfall shower, pedestal basin with mixer tap and low-level flush WC, all set against contemporary partial tiling. A heated towel radiator, shaver point, extractor fan and obscured side window complete the space.

#### Bedroom Two

A spacious second double bedroom, fully carpeted and featuring a double glazed window to the rear elevation, central heating radiator and ceiling light point, with door through to the second ensuite.

#### En Suite Two

Part-tiled ensuite with shower enclosure, full-length heated towel radiator, pedestal handbasin with mixer tap, low-level flush WC, extractor fan and obscured rear window.

#### Bedroom Three

The third double bedroom benefits from a front-facing double glazed window, ceiling lighting, central heating radiator and a large built-in cupboard/wardrobe. A door provides access to the ensuite.

#### En Suite Three

Ensuite with sliding-door shower enclosure, pedestal basin with mixer tap, heated towel radiator, low-level flush WC, extractor fan and obscured side window.

#### Bedroom Four

A spacious and neutrally styled bedroom with soft carpeting, rear-facing double glazed window, central heating radiator and ceiling lighting. There is plenty of room for wardrobes, drawers and other furniture.



#### Bedroom Five

Versatile bedroom currently used for guests, with front double glazed window, ceiling light, TV point and central heating radiator. Suitable as a large single or small double.

#### Family Bathroom

This spacious family bathroom is finished with modern tiling and includes a panelled bath with shower over, pedestal basin with mixer tap and low-level flush WC. A heated towel radiator, extractor fan, obscured window and ceiling lighting complete the space.

#### Rear Garden

To the rear of the property lies a well-proportioned and private garden, predominantly laid to lawn with both patio and decked areas, providing the ideal setting for outdoor entertaining and relaxation.

#### Parking

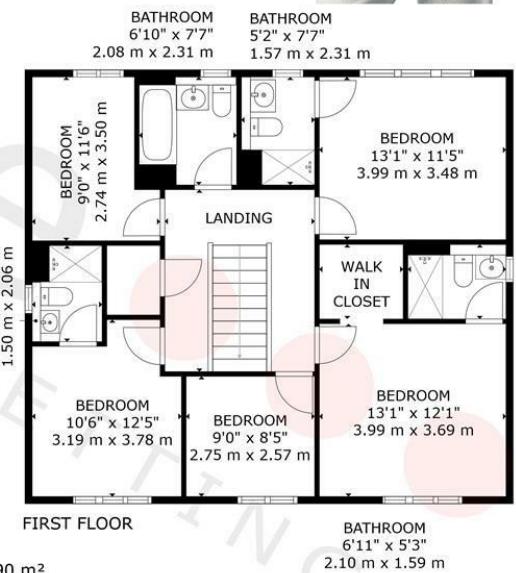
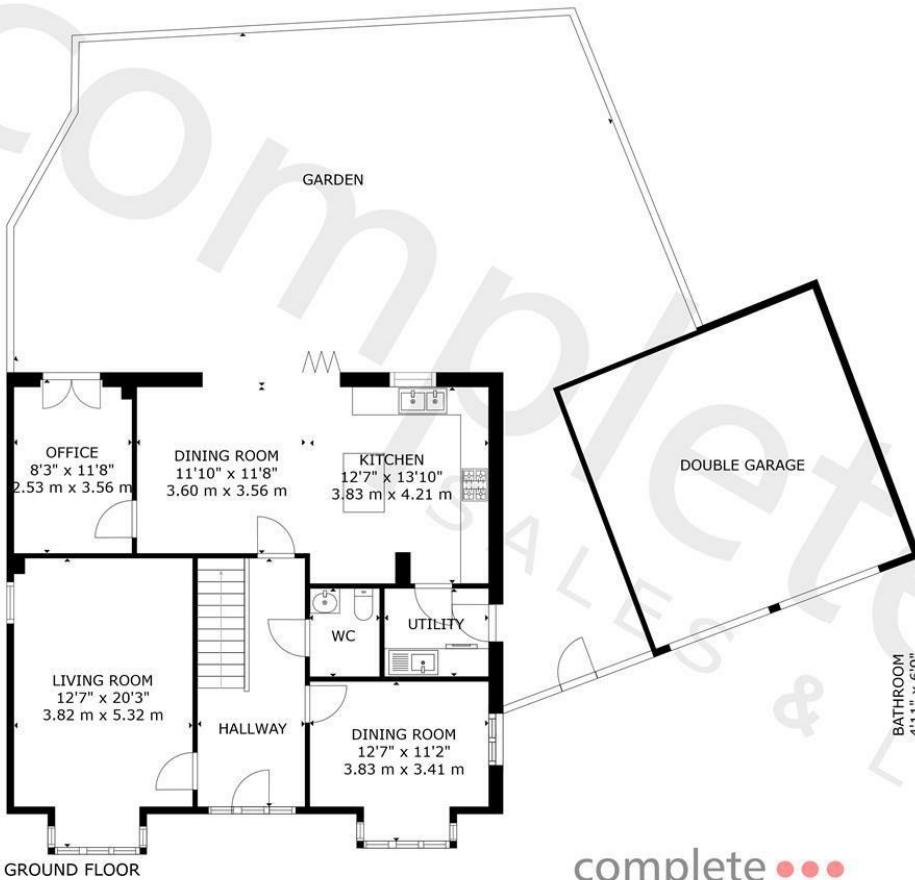
A generous private driveway runs adjacent to the property, offering parking for several vehicles and access to a double garage perfect for storage or secure parking. An electric vehicle charger adds modern practicality.

#### Location

Situated within the sought-after Crown Hill Estate, Bloxham Way offers the perfect balance of semi-rural living and modern convenience. Located on the edge of Radford Semele, the property is surrounded by Warwickshire countryside while remaining within easy reach of Leamington Spa. The area is ideal for commuters, with quick access to Leamington Spa railway station, the motorway network, and major employers such as JLR and Aston Martin.

The village has a lovely local public house called the White Lion, a village hall, a Primary School, two churches, a post office with mini supermarket and a hairdressers with a beauty room. 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.





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**GROSS INTERNAL AREA**

FLOOR 1: 1,018 sq. ft, 94 m<sup>2</sup>, FLOOR 2: 978 sq. ft, 90 m<sup>2</sup>

**TOTAL: 1,995 sq. ft, 185 m<sup>2</sup>**

EXCLUDED AREA: GARDEN: 1,163 sq. ft, 108 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



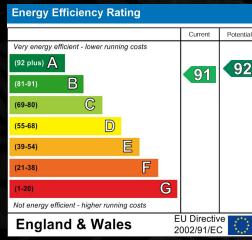


- Five Spacious Bedrooms
- Open Plan Kitchen/Dining Area
- Utility Room
- Guest Cloakroom/WC
- EV Charger In The Garage
- Three En-Suite Shower Rooms
- Bi-Fold Doors To The Rear Garden
- Two Reception Rooms
- Driveway And Double Garage
- Sought After Location



## BLOXHAM WAY, LEAMINGTON SPA

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



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