

ehB
RESIDENTIAL

Your Property - Our Business



14, Offchurch Lane, Radford Semele, Leamington Spa

Offers In Excess Of
£899,000



An outstanding opportunity to acquire a much improved and skilfully extended, individually styled detached family residence, providing well-proportioned five bedroomed and three bathroomed accommodation, incorporating a high level of appointment and featuring pleasant open rear aspect, in highly regarded East Leamington Spa location. NO CHAIN.

[Offchurch Lane, Radford Semele](#)

Is a popular East Leamington Spa location, comprising many fine, individual dwellings, being conveniently sited approximately a mile from the town centre. Radford Semele contains good local amenities including local shops, schools and a variety of recreational facilities, and is conveniently situated for access to both the motorway network and the local railway station. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer The Spinney, 14 Offchurch Lane, Radford Semele, which represents an opportunity to acquire a most impressive, individually styled detached family residence. Originally constructed in 1952 and subsequently extended by the present owners. The property now providing spacious, well-appointed five bedroomed and three bathroomed accommodation.

The property featuring underfloor heating throughout and sealed unit double glazing, and the impressive open plan kitchen/dining room and open to the sitting room being a particularly notable feature. The house is well sited within Offchurch Lane with a pleasant open aspect and good sized garden. All rear rooms have beautiful views across open fields to woodland and the village church.

The property incorporates a particularly high level of fitment, including having been re-roofed with clay tiles and re-bricked, solid oak panelled doors throughout downstairs, "Lutron" lighting, and bespoke solid timber kitchen, all of which are especially noteworthy. The property has been maintained to a good standard throughout, and the agents consider internal inspection essential for the level of appointment, proportions, and situation to be fully appreciated.

In detail the accommodation comprises:-

[Entrance Porch](#)

With oak panelled entrance door, with leaded glazed panel and side panels, limestone floor with oak and glazed panelled door leading to the...



Reception Hall

With limestone floor, staircase off, turned balustrade, downlighters, understairs recess with oak panelled doors leading to the extended...

Sitting Room

29' x 11'9" (8.84m x 3.58m)

With Hornton stone fireplace feature, with timber lintel over, bay window, full height glazed panelled gable window to the rear incorporating French doors to the rear garden. Downlighters and TV point.

Dining Room/Office/Study

11' x 14'6" (3.35m x 4.42m)

With bay window, two custom built-in shelved cupboards, downlighters, serving hatch to kitchen.

Cloakroom/WC

7'4" x 6'10" (2.24m x 2.08m)

With limestone floor, custom made vanity unit incorporating wash hand basin, low flush WC with concealed cistern, built in cupboards, extractor fan, downlighters.

Open Plan Kitchen/Dining Room

22' x 11'10" (6.71m x 3.61m)

Being bespoke fitted with an extensive range of solid oak shaker style base cupboard and drawer units, matching range of high level cupboards, solid pine block work surfaces, twin bowl Belfast sink unit with trio mixer tap with water filter, built-in fridge, dishwasher, further three quarter height units incorporating oven large induction hob unit with extractor hood over, tiled splashbacks, glazed panelled window feature overlooking rear garden, incorporating French doors, limestone flooring, open to the...

Living Room

19' x 13' (5.79m x 3.96m)

With pitched ceiling feature and glazed panelled gable feature overlooking rear garden, incorporating French doors with matching flooring.

Utility Room

8' x 9'8" (2.44m x 2.95m)

With a range of base cupboard and drawer units, matching range of high level cupboards, freezer recess, Belfast sink unit with mixer tap, matching flooring, glazed panelled side door, downlighters, further three quarter height unit, access to Garage.

Stairs and Landing

With turned balustrade, built-in airing cupboard, drop down ladder to roof space which is part boarded.



Master Bedroom

15'6" x 11'9" (4.72m x 3.58m)

Having windows to two aspects, range of built-in wardrobes comprising; two double and one single wardrobe with hanging rails, cupboards over, downlighters.

En-Suite Bathroom/WC

6'6" x 9' (1.98m x 2.74m)

Being travertine floor and walls throughout, extractor fan, steel bath, mixer tap, shower attachment, pedestal basin, mixer tap, low flush WC, walk-in shower enclosure with rain shower and attachment, chrome heated towel rail.

Bedroom

9' x 10' (2.74m x 3.05m)

With downlighters, views over rear garden

Bedroom/Optional Master Bedroom

12' x 12'4" (3.66m x 3.76m)

With downlighters, views over rear garden, connects to...

Family Bathroom/WC/Optional En-Suite

9'3" x 5'6" (2.82m x 1.68m)

Incorporating vanity unit, independently lit and angled cosmetic mirror, mirrored medicine cabinet, with wash hand basin, mixer tap, low flush WC with concealed cistern, tiled splashbacks, tiled walk-in shower with integrated shower unit, tiled floor, downlighters, extractor fan, chrome heated towel rail.

Bedroom

7'10" x 11' (2.39m x 3.35m)

With downlighters, gabled window feature.



Bedroom

12' x 11'6" (3.66m x 3.51m)

With downlighters.

En-Suite Shower Room/WC

8'x 3' (2.44mx 0.91m)

Being fully tiled with shower cubicle with integrated shower unit, wash hand basin with mixer tap, low flush WC, concealed cistern, sensor activated illuminated feature mirror, mirrored medicine cabinet, downlighters, chrome heated towel rail.

Outside

To the front of the property is a brick paved seating area, and Cotswold chippings to drive/car standing facility, flanked by lawn, and established foliage and leads to the...



Integral Garage

17'4" x 8' (5.28m x 2.44m)

Incorporating cupboard with lagged cylinder and immersion heater, double oak panelled doors, door to utility room.

Pedestrian side access to...

Rear Garden

With brick paved patio, extensive lawns, bounded by close boarded fencing and established foliage, range of established trees, Summerhouse overlooking garden and adjoining open fields, wildlife area and pond.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property

including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

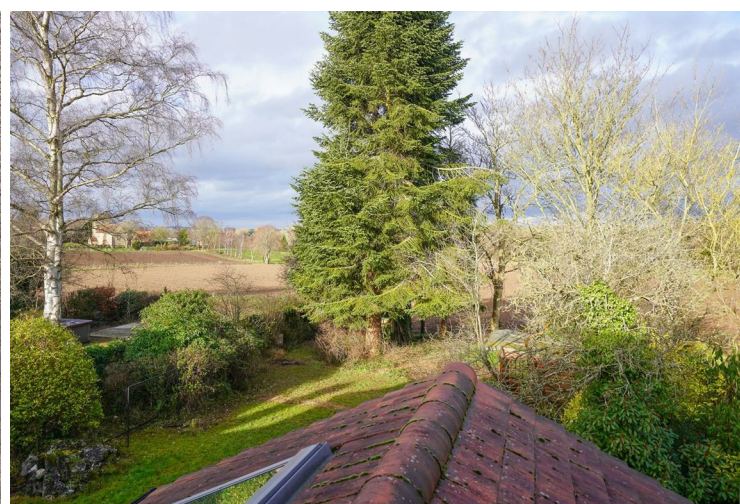
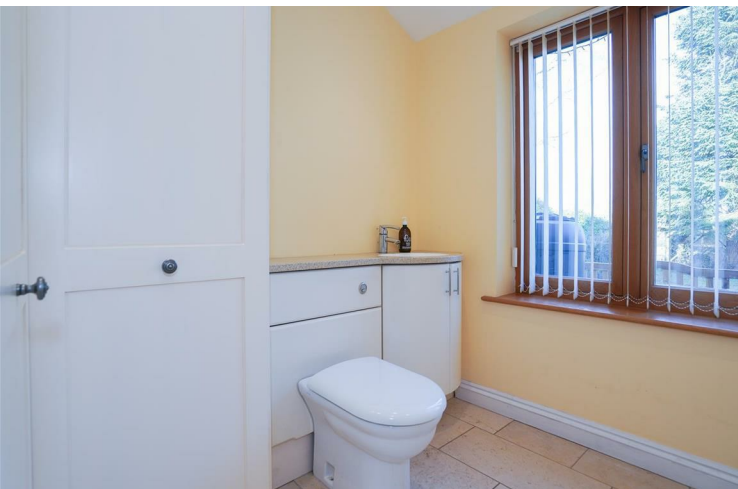
Council Tax

Council Tax Band F.

Location

CV31 1TN







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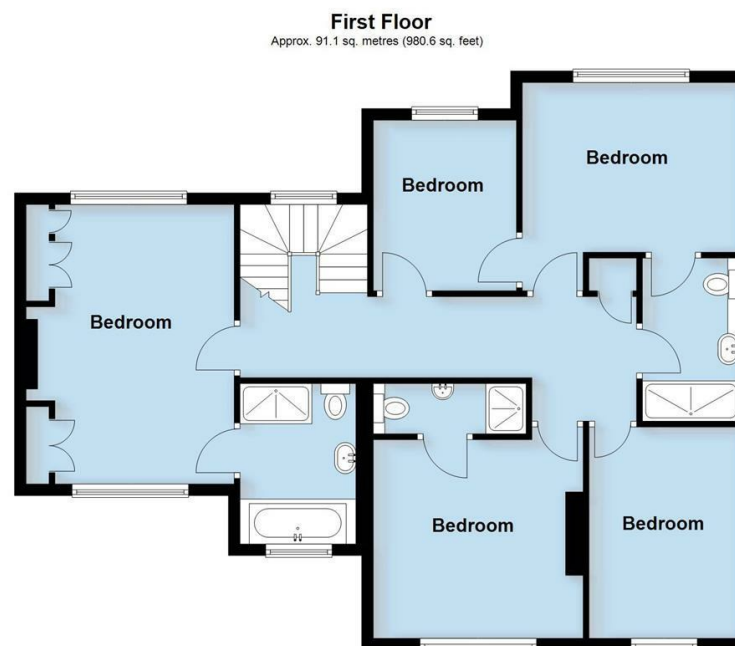
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL



Total area: approx. 219.4 sq. metres (2361.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact