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RESIDENTIAL

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18 Cedar Tree Farm, Fosse Way, Radford Semele, Leamington Spa



A six bedroomed, three storey, farmhouse conversion with good sized garden and countryside views, conveniently sited and offering spacious, flexible family accommodation.

Briefly Comprising;

Entrance vestibule, hallway, modern fitted breakfast kitchen with solid working surfaces and Aga, ground floor cloakroom, large L-shaped living/dining room with beamed ceiling, glazed doors to patio and wood burner, glazed rear lobby. First floor landing, with three well proportioned bedrooms, family bathroom. Second floor landing, with three further good sized bedrooms and wet room/shower room. Private patio and long lawned rear garden. Additional garden area beyond with shed, and parking for two vehicles. Garage situated en-bloc. Communal courtyard setting to the front of the property with shallow private fore garden. Oil fired radiator heating. Solar panels to roof. NO CHAIN.

Cedar Tree Farm

Forms part of an attractive courtyard development, conveniently sited within easy reach of Radford Semele and South Leamington. The property has attractive views over the garden towards countryside beyond and offers a rare and flexible amount of space and laid out over three levels, and would suit a large family and those working from home. There is scope, subject to the necessary permissions and consents, to open two of the bedrooms on the first floor to create a first floor sitting room and access to the balcony, should somebody desire.

The Property

Is approached from the communal courtyard, with brick block paved path giving access to part multi-pane glazed door with matching windows to side to...

Entrance Vestibule

With part multi pane door leading through to...



Hallway

With staircase rising to first floor landing, terracotta coloured tiled floor, understairs storage cupboard, radiator.

Ground Floor WC

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, splashback tiling, continuation of terracotta coloured tiled floor.

Living/Dining Room

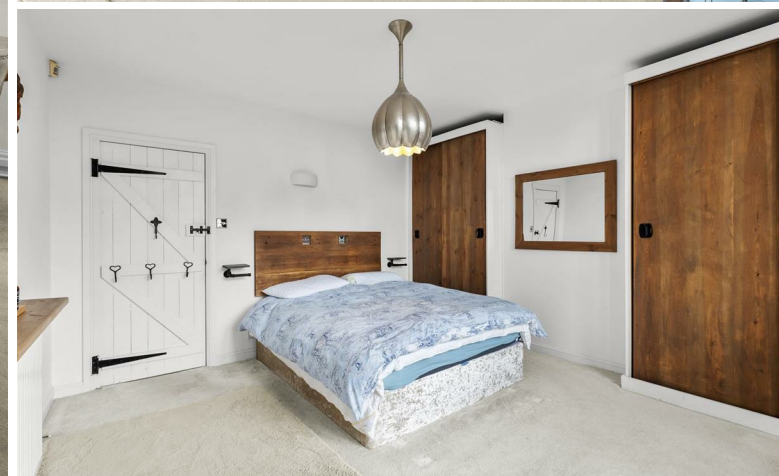
22'1" max x 20'9" max (6.73m max x 6.32m max)

With attractive beamed ceiling and feature exposed brick fireplace, with inset wood burner, arched broad timber framed multi pane double glazed doors leading to the garden, two radiators and further stable style door to glazed rear lobby.

Glazed Rear Lobby

With semi-arched multi pane double glazed door and window to side,





giving access to the garden, with tiled floor. On a day-to-day basis you will enter the property this way from the garden and the pathway leading to the parking.

Breakfast Kitchen

13'11" x 18'8" (4.24m x 5.69m)

Fitted with an attractive range of cream shaker style wall and base units with solid granite working surface over and tiled splashbacks, inset four point electric hob with filter hob over and double oven below, space and plumbing for washing machine and dishwasher, twin Belfast style sink with mixer tap, Aga set into chimney breast with splashback tiling, central breakfast bar, cupboard concealing full height refrigerator and adjacent freezer, towel rail, continuation of terracotta colour tiled flooring, beamed ceiling, multi pane double glazed windows, door to shelved pantry cupboard, further door to useful storage cupboard.

First Floor Landing

With beamed ceiling, giving access to all first floor accommodation. Door to airing cupboard with insulated hot water cylinder and slatted shelving.

Bedroom One (Front)

13'5" inc fitted w'robes x 14'1" (4.09m inc fitted w'robes x 4.29m)

With multi pane upvc double glazed doors leading out to balcony, with steps and storage cupboard below, fitted cupboards either side of chimney recess, radiator.

Bedroom Six/Dressing Room

8'6" x 13'10" inc w'robes (2.59m x 4.22m inc w'robes)

With upvc multi pane double glazed window to front elevation, radiator.

Bedroom Two (Rear)

13'5" x 11'7" (4.09m x 3.53m)

With upvc double glazed window overlooking the courtyard with beamed ceiling and ledge and braced door to good sized storage cupboard, radiator.

Family Bathroom

Fitted with a white suite to comprise; low level WC, bath with wall mounted shower and control, pedestal wash hand basin, two radiator towel rails, tongue and groove panelling, splashback tiling, upvc double glazed window to side elevation.

Second Floor Landing

With vaulted beam ceiling, conservation style roofline window, fitted storage, further multi pane upvc double glazed window to side.





Bedroom Three (Front)

11'4" x 14'2" (3.45m x 4.32m)

With multi pane upvc double glazed window with views over garden and countryside, feature vaulted ceiling and exposed beam work, radiator.

Bedroom Five

10'6" x 13'10" (3.20m x 4.22m)

With multi pane upvc double glazed window, beamed ceiling, radiator and wall mounted solar inverter and two battery units.

Bedroom Four (Rear)

17'3" x 12'1" (5.26m x 3.68m)

With pitched, vaulted, beamed ceiling, upvc wood look double glazed window overlooking the courtyard, further multi pane window to side elevation, radiator.

Shower Room

Being fully tiled with wet room style floor, low level WC, wash hand basin, wall mounted Triton shower, radiator towel rail, upvc multi pane double glazed window.

Outside (Front)

The property is approached to the front via an attractive communal courtyard, there is in turn a private fore garden with brick block paved path leading to the entrance door and private oil tank.

Outside (Rear)

The rear garden is a good size lawned garden, with paved path leading from the gate up to the property with a large patio across the rear and well stocked herbaceous borders, timber playhouse. Across the communal driveway to this side of the development are two parking spaces, private to this particular property and an additional garden area which gives further flexibility to create either a play area, vegetable patch or other suitable uses. There is an additional timber shed.

Garage

8'8" x 16'5" (2.64m x 5.00m)

There is a communal entrance off the Fosse Way and the garages are located immediately on the left hand side, in a block of three. The middle garage with an up-an-over door is for this property.

Parking

Adjacent to the garages are a number of communal visitor parking bays.

Broadband Availability

Standard/Superfast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Oct 25).

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).



[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 with the exception of gas and mains drainage/sewage. 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.

Sewage is by way of a private communal facility shared with the properties on Cedar Tree Farm.

[Service Charge](#)

We are aware of a maintenance charge of £50 per calendar month towards the maintenance of the communal areas and the sewage treatment facility.

The property benefits from solar panels to the roof which help offset running costs.

[Council Tax](#)

Council Tax Band G.

[Location](#)

CV31 1XQ

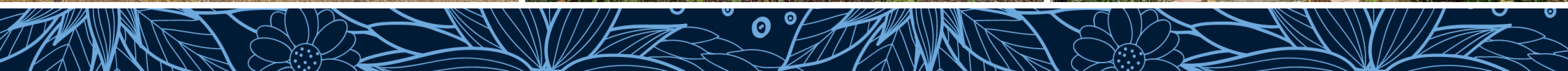
[Directions](#)

There are two entrances to Cedar Tree Farm. Coming from Radford Semele on the A425, down the hill to the Fosse Way roundabout. Take the third exit towards Harbury B4455, and turn second left into the development.

[what3words](#)

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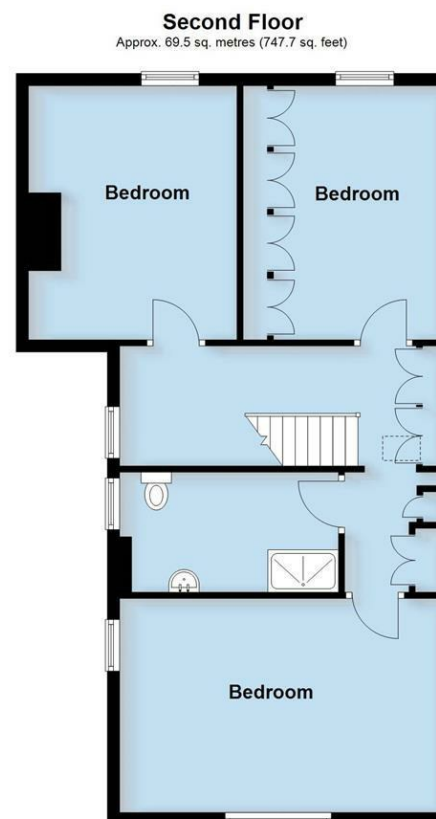
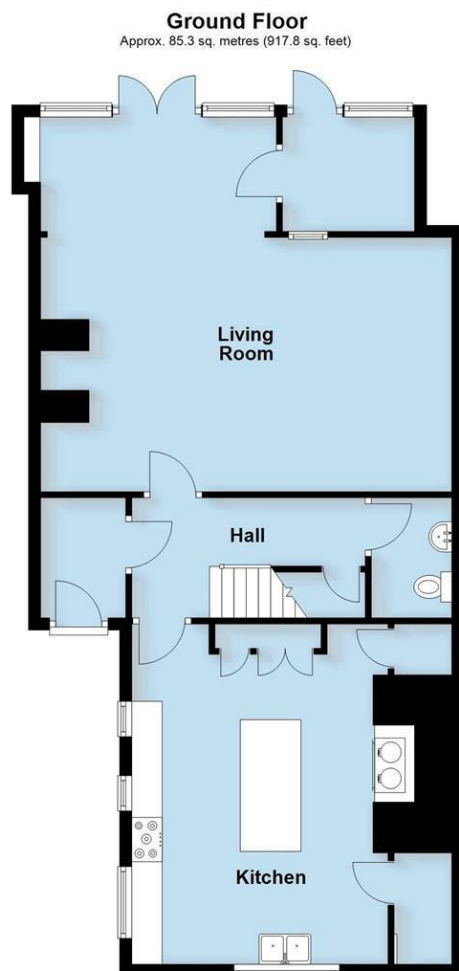
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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



Total area: approx. 224.2 sq. metres (2413.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact