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Offers Over £315,000



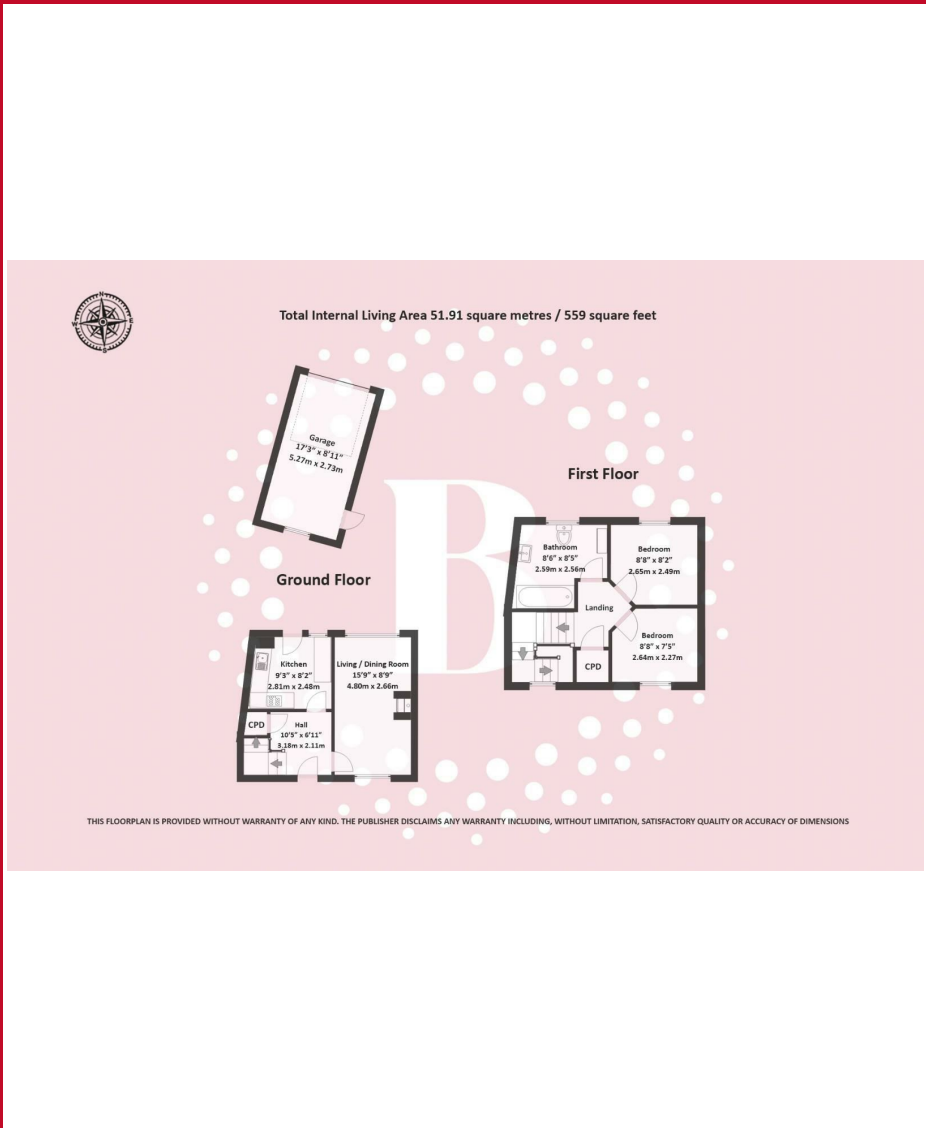
3 Cedar Tree Farm Fosse Way

Radford Semele, Leamington Spa CV31 1XQ

Charming Two Bedroom Cottage in a Peaceful Countryside Setting

Situated within the scenic Warwickshire countryside of Radford Semele, Leamington Spa, this attractive two-bedroom mid-terrace cottage at Cedar Tree Farm combines character, comfort, and practicality. Positioned around a charming courtyard setting, the home enjoys a tranquil atmosphere while remaining conveniently connected to nearby road networks, including easy access to the M40 and the amenities of Leamington Spa. The adjacent field provides exceptional dog walks and peaceful strolls, with a local pub also within easy reach.

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ACCOMMODATION

The current owners have enhanced the property with newly fitted windows and external doors, improving energy efficiency while complementing the cottage's attractive appearance.

Upon entering, a welcoming hallway provides access to the ground floor accommodation and features useful storage space. The spacious living and dining area is full of character, showcasing exposed beams and a log burner that creates a cosy focal point. A separate contemporary kitchen offers a range of fitted units, integrated appliances, traditional terracotta tiled flooring, and direct access to the rear garden.

Upstairs, the first floor offers two well-proportioned double bedrooms, both benefiting from charming period features, along with a stylishly presented family bathroom fitted with a modern suite and shower over the bath.

Outside, the property continues to impress with a well maintained enclosed rear garden, ideal for relaxing or entertaining. A bespoke Tiki bar provides a fantastic social space for hosting family and friends during the warmer months.

To the rear, a detached garage is currently utilised as a home gym and benefits from power, lighting, and heating, offering flexibility for a variety of uses. The property also enjoys off-road parking for two vehicles, together with additional visitor parking.

Accommodation

Entrance Hall
Inviting entrance space with staircase rising to the first floor, a useful storage cupboard, exposed beams, wooden flooring, and access to the principal reception room and kitchen.

Living/Dining Room
A bright dual aspect reception room featuring exposed beams, wooden flooring, and log burner, creating a warm and welcoming environment for everyday living and entertaining.

Kitchen



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	100	Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	57	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.