



Offchurch Lane, Radford Semele, CV31
Offers Over £1,300,000

Winkworth

for every step...







Das Original · Seit 1912

This award-winning and press-published SMART modular contemporary style house was built in the UK in 1996 by Huf Haus, a German family housebuilder of 113 years in business. Huf Haus is the market leader for high quality, energy efficient modern post-and-beam houses, recognised universally across UK and Europe by the architectural and engineering professions. There are now over 300 of these factory-finished sustainable energy-efficient houses in the UK.

48 OFFCHURCH LANE





About the Property

Winkworth Leamington Spa is delighted to bring to market this striking, architect-designed three en suite bedroom modern home, peacefully tucked away on Offchurch Lane in Radford Semele.

Built in 1996 by the renowned German company Huf Haus, this striking property blends efficient contemporary architecture with natural tranquillity, offering over 2,910 sq ft of skilfully composed living space across three floors. Surrounded by approximately 0.75 acres of mature, private gardens and bordering open countryside, this unique home combines intelligent design, energy efficiency, and seamless indoor-outdoor living in a truly idyllic woodland set-

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom July 2025)

Mobile Coverage: Variable/Good Coverage (Checked on Ofcom
July 2025)

Heating: Gas Central Heating | Listed: No | Tenure: Freehold













The Finer Details...

On the edge of the village of Radford Semele on a uniquely private site, this distinctive three-bedroom modern home is set within approximately 0.75 acres of mature, private and secluded gardens, seamlessly blending contemporary design with a private, tranquil and bucolic setting.

Extending to over 2,900 sq ft across three levels, this exceptional property was designed and built by the acclaimed German company Huf Haus, combining bold, proven architectural elements and expansive glazing to maximise natural light and connection to the outdoors. Warm air heating contributes to efficiency and comfort in a unique blend of modern living and peaceful seclusion, within easy reach of Leamington Spa (2.3 miles) and Warwick (4.6 miles).

Approached via a gravelled driveway with parking for several vehicles, the main entrance conveys a sense of privacy and retreat. Inside, the open-plan layout flows effortlessly through a series of light-filled spaces with views through each area to the mature green landscaping. The kitchen and dining area overlook mature trees and open directly onto the front entrance and garden terraces respectively, creating a perfect environment for relaxed mornings and part-covered entertaining space. Adjacent to this, the main living room opens to the outdoors extensively both to the west and north, with a central open fireplace providing warmth and intimacy during cooler seasons.

The first floor features a full height galleried landing currently used as a library and informal lounge, offering a peaceful space to work or unwind. The principal bedroom suite is a serene retreat with expansive views over open fields and a private balcony, while a second en suite bedroom also enjoys outdoor balcony access.

The lower-ground level provides flexible accommodation, including a third en suite bedroom, a utility room with gym space, the boiler and air handling plant room and the integral double garage and workshop. With its own private entrance, this area is ideal for guests, teenagers, or those seeking additional independence.

The gardens form a tranquil and secluded sanctuary, extending from the house into a mature copse. Lawns and thoughtfully planted native species surround the home, offering a rich tapestry of seasonal colour and birdsong. A generous terrace around the house provides an ideal setting for outdoor dining and relaxation, while the shaded woodland beyond offers further privacy and connection to nature.



































About this Area

Set in a peaceful, tucked-away pocket of Radford Semele, this architect-designed home enjoys a rare balance of seclusion and accessibility. Just a short walk from the renewed White Lion pub (500m) and minutes from Leamington Spa (2.3 miles) and Warwick (4.6 miles), it offers the best of both worlds: calm retreat and vibrant connection.

Families will find an excellent choice of schools close by, from highly regarded local primaries to some of the region's top independents. The Kingsley School (2.4 miles), Arnold Lodge (2.5 miles), Warwick School (3.7 miles), and St Anthony's Primary (1.1 miles) are all within easy reach. Rugby School (13.9 miles) and Princethorpe College (6.2 miles) are also nearby.

Though it feels a world away, the property is superbly placed for travel. Leamington Spa Station (2.1 miles) offers direct rail links to London Marylebone (approx. 1 hour 20 mins) and Birmingham (around 33 mins), while the M40 is just 3.4 miles away. Birmingham International Airport, with a wide array of domestic and international flights, is approximately 40 minutes by car.

Whether heading into town, travelling further afield, or staying home in the stillness of the garden, this is a location that offers both quiet refuge and effortless access.

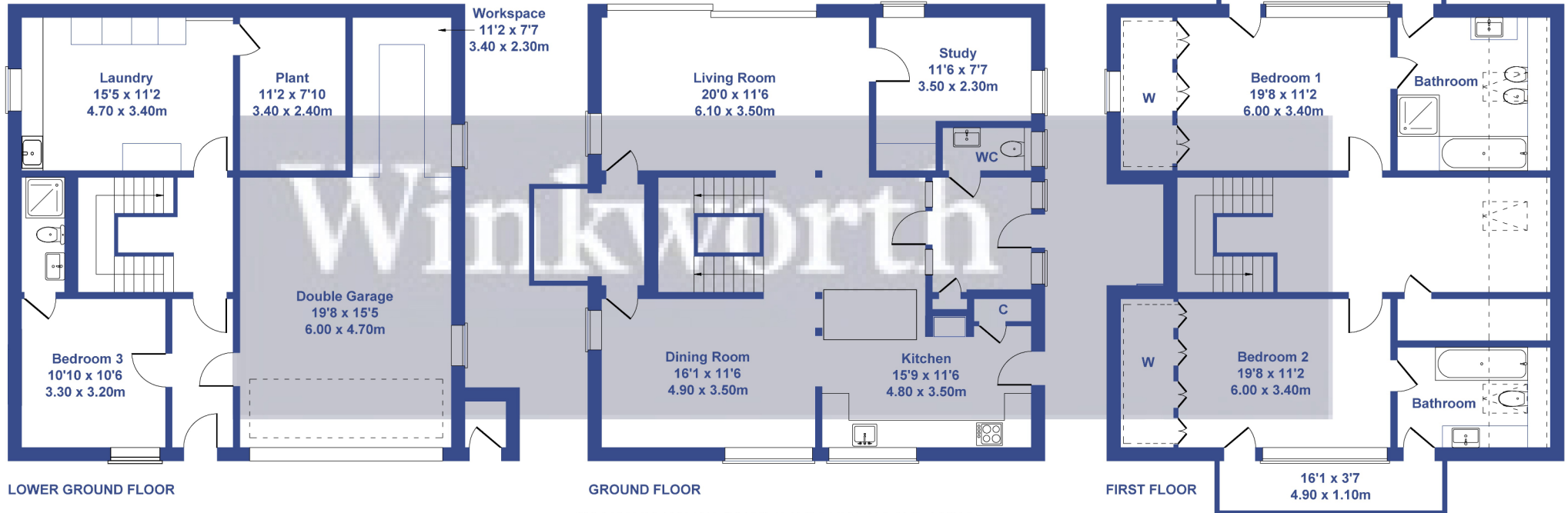
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Offchurch Lane, Radford Semele, CV31

Approximate Gross Internal Area
2885 sq ft - 268 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





Winkworth

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