



Southam Road, Radford Semele  
£825,000

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## About the Property

Winkworth Leamington Spa is delighted to present this stunning and contemporary five-bedroom, three-bathroom farmhouse, set within approximately four acres of gardens and paddocks on the edge of the picturesque village of Radford Semele.

Offered with excellent potential for modernisation throughout, this impressive family home is arranged over three floors and enjoys uninterrupted views across the beautiful Warwickshire countryside. The living accommodation extends to approximately 2494 sq ft, providing a rare opportunity to create a bespoke rural retreat in an idyllic setting.

### Material Information:

Council Tax: Band G

Local Authority: Warwick District Council Broadband: Standard Broadband Available (Checked on Ofcom June 25)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















## The Finer Details

Surrounded by mature woodland and beautiful rolling countryside, Old Leasowe Farmhouse is a stunning, five bedroom, three bathroom family home set within +/- 4 acres and with easy access to nearby Leamington Spa (2.9 miles) with its vibrant town centre and transport links.

This beautiful, characterful property, which is in need of modernisation throughout, offers lovely views across Warwickshire from every window and provides the opportunity for flexible living with accommodation extending to approximately 2494 sq ft.

### The Farmhouse

Brimming with potential to become a superb and adaptable family home, the Farmhouse welcomes visitors with a generous entrance hall on the ground floor. From here, you'll find access to two spacious double bedrooms, a lean-to conservatory, ample storage options, and a central staircase leading to the upper floors.

The first floor features a stunning open-plan drawing and dining room with warm wooden flooring and panoramic views of the surrounding countryside. This bright and airy space is ideal for entertaining, with double doors opening onto a raised deck—perfect for al fresco dining and relaxing in the sun. The kitchen/diner, also located on this floor, forms the heart of the home. With plenty of room for a central island and range cooker, it offers great scope for redesign—perhaps opening into the dining area to create a modern, fully open-plan living space.

On the second floor, you'll find three further bedrooms, including a generously proportioned master suite with its own en-suite bathroom. A stylish family bathroom serves the remaining two bedrooms.

































## Gardens and Outbuildings

Old Leasowe Farmhouse is enveloped by a beautifully mature garden, accessed via the ground floor conservatory, the hallway, one of the bedrooms, and the elevated first-floor deck. Bursting with wildflowers and bordered by established trees, this idyllic outdoor space is a true haven for garden enthusiasts.

A spacious central lawn hosts an array of fruit trees and ornamental shrubs, while a wrap-around terrace beneath the deck provides a shaded retreat for warm summer days. Surrounded by tranquil conifer woodland, the garden offers complete privacy and a deeply peaceful atmosphere.

To the side of the farmhouse stands a characterful, timber-beamed, brick outbuilding—believed to date back to the 18th century when it served as a bakery. This charming structure offers excellent storage and could be converted into a studio or garden room, subject to the necessary planning permissions.

A generous parking area accommodates multiple vehicles off the main drive, with additional parking available at the front of the property.

## Paddocks

Positioned at the front of the property, the paddock extends alongside the driveway and spans approximately four acres. Bordered by post-and-hedge fencing and accessible from Southam Road, the paddocks offer excellent potential for equestrian use, smallholding, or further development (subject to permissions).



















## About the Area

Situated close to the highly desirable village of Radford Semele and a short distance from the White Lion (0.6miles), the popular local pub, Old Leasowe Farm-house is surrounded by beautiful rolling Warwickshire countryside within a short drive of Leamington Spa (2.9 miles) and the county town of Warwick (4.9 miles).

There are a range of good, private and state, primary and secondary schools within easy reach of Offchurch Lane. The popular, independent, Kingsley School (2.9 Miles) is a 12 minute drive, with Warwick School (4.2 miles), Arnold Lodge (2.5 miles) and St Anthony's Primary School (1.6 Miles) all located nearby.

The west Midlands are famed for being at the centre of the country, and Offchurch Lane is ideally situated to take full advantage of the easily accessible national transport links.

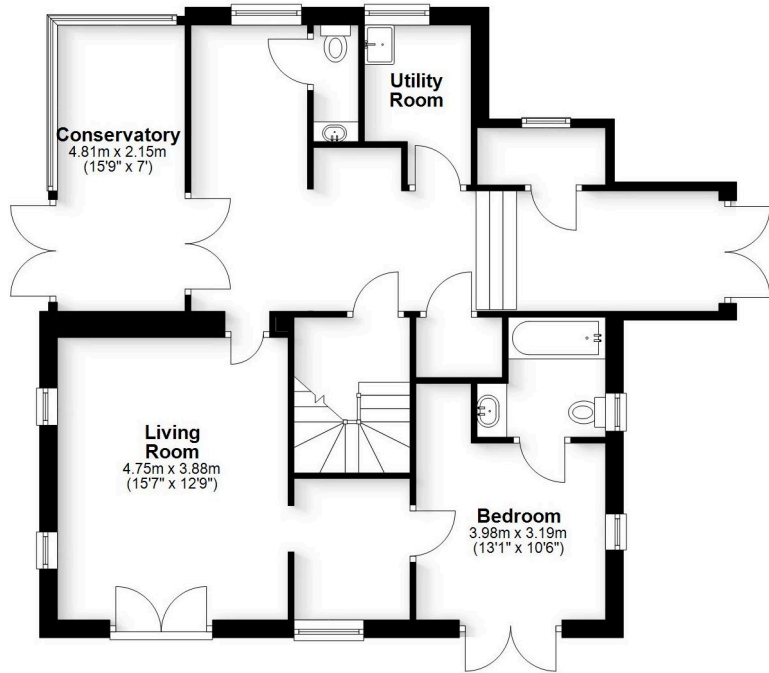
Leamington Spa Train Station (2.6 Miles) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham Train terminals (33 minutes), while the M40 is accessed via multiple junctions and is a short drive (3.7miles). Birmingham International Airport (40 minutes) has a wide selection of international destinations.





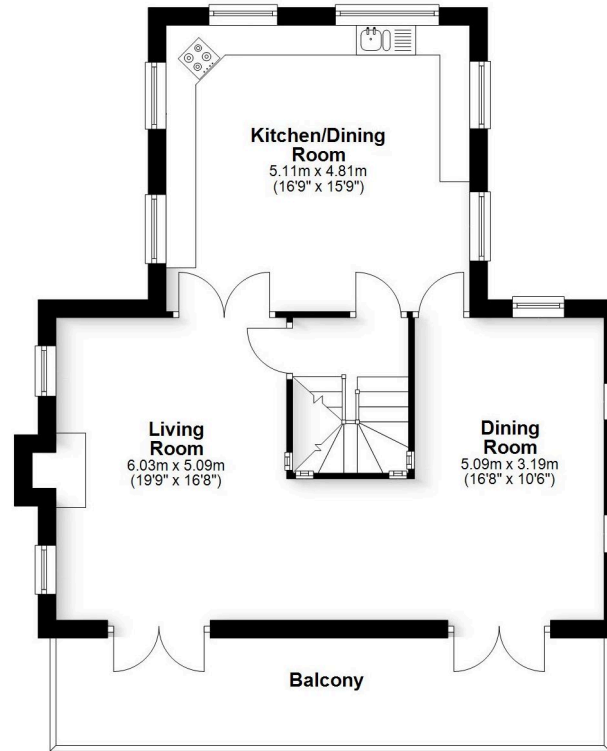
### Ground Floor

Approx. 92.2 sq. metres (992.3 sq. feet)



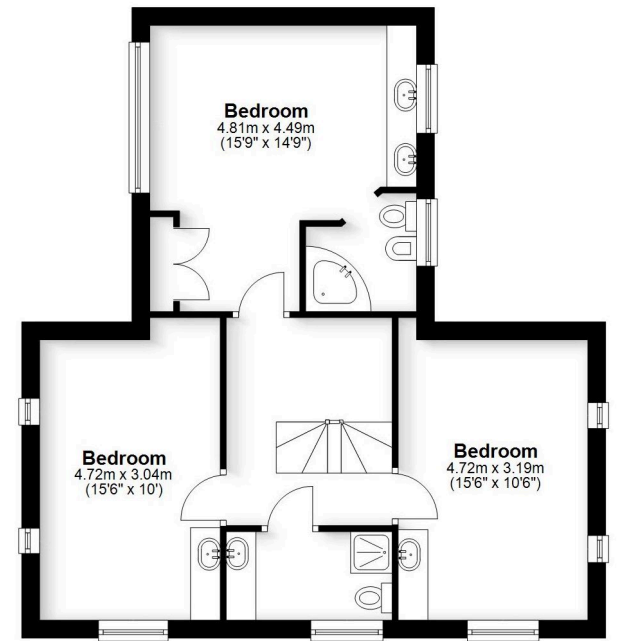
### First Floor

Approx. 72.3 sq. metres (777.9 sq. feet)



### Second Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



Total area: approx. 231.7 sq. metres (2493.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.









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