



Southam Road, Radford Semele, CV31
Offers Over £925,000

Winkworth

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About the Property

Winkworth Leamington Spa is delighted to present Fallowfield, an exceptional four-bedroom, two-bathroom detached family home, quietly positioned on a private no-through road just moments from Leamington Spa, in the pretty village of Radford Semele.

Beautifully extended and meticulously modernised, this impressive property offers stylish and versatile accommodation arranged over two floors, extending to approximately 2,481 sq ft.

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Oct 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Oct 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















The Finer Details

Nestled within a quiet private lane just moments from Leamington Spa, in the charming village of Radford Semele, Fallowfield is an exceptional four-bedroom detached family home. Extensively modernised and thoughtfully extended, the property offers stylish, contemporary living set within generous and private gardens.

A welcoming entrance hallway provides a fitting introduction to the home, offering access to the principal reception rooms and staircase to the first floor.

To the rear of the property lies the stunning open-plan kitchen, dining and living space — the true heart of the home. Designed with modern family life in mind, this impressive area is flooded with natural light from dual sets of French doors, which open directly onto the decking and garden to create an effortless connection between indoor and outdoor living.

The kitchen is beautifully appointed with a range of sleek units, premium fittings, and ample space for entertaining. An adjoining utility room provides further storage and practicality.

To the front of the home, a spacious study offers the ideal work-from-home environment, while a further reception room provides flexible use as a gym, playroom, cinema, fifth bedroom, or formal sitting room — also benefitting from French doors to the garden.

On the first floor, the generous landing leads to four double bedrooms. The principal bedroom enjoys a stylish en-suite shower room and fitted wardrobes, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property occupies a large and private wrap-around plot, with mature planting, lawned areas, and a decked terrace perfect for summer entertaining. The setting provides both space and seclusion, ideal for family living.

A tarmac driveway offers ample parking and leads to a detached garage, completing the accommodation.

Fallowfield represents a truly outstanding family home — contemporary in design, exceptional in quality, and set in a highly desirable location close to town and countryside alike.































About the Area

Situated on Southam Road in the sought-after village of Radford Semele, this beautifully presented family home enjoys an enviable position just two miles east of Leamington Spa and within easy reach of the surrounding Warwickshire countryside. The village offers a wonderful balance of rural charm and modern convenience, with local amenities including a village shop, pub, church, and primary school all within walking distance.

Families are well served by excellent schooling options. Radford Semele C of E Primary School (0.2 miles) is just a short walk from the property and is rated "Good" by Ofsted. Secondary education is available nearby at Champion School (0.9 miles) and Trinity Catholic School (1.8 miles), while renowned independent schools such as Warwick School, Kings High, and Arnold Lodge are all within a 3–4 mile radius.

Radford Semele also benefits from excellent transport connections. Leamington Spa Train Station (2 miles) provides direct rail services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham Moor Street (approx. 35 minutes). For road travel, the A425 connects directly to Leamington Spa and Southam, with the M40 motorway easily accessible via Junctions 13 and 14 for onward travel to the Midlands and London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



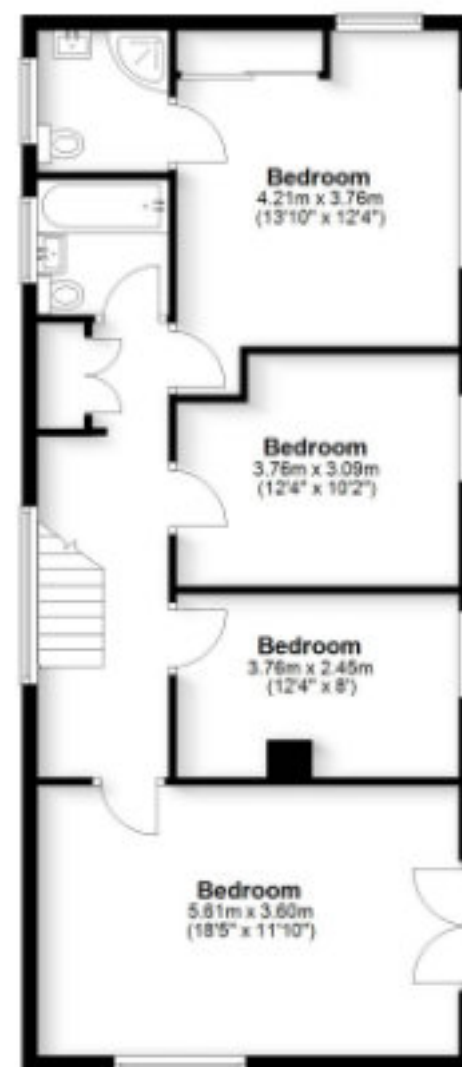
Ground Floor

Approx. 154.0 sq. metres (1657.5 sq. feet)



First Floor


Approx. 76.5 sq. metres (823.7 sq. feet)



Total area: approx. 230.5 sq. metres (2481.2 sq. feet)

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





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