



Welsh Road, Offchurch, CV33  
Offers Over £425,000

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## About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautiful, 3 bedroom, one bathroom, terraced cottage in the highly desirable and sought after village of Offchurch, a short drive from Leamington Spa (3.4 miles).

Offering contemporary and versatile country living, this wonderful cottage has been beautifully maintained by the current owners and offers living accommodation set over three floors and extending to approximately 1200 sq ft.

Council Tax: Band E

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

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

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



















## The Finer Details

With far-reaching countryside views, beautiful character features, and easy access to Leamington Spa (3.4 miles), this superb three double bedroom cottage in the sought-after village of Offchurch offers a rare blend of rural tranquillity and convenience.

Thoughtfully extended and presented across three light-filled floors, the home provides over 1,200 sq ft of elegant, well-zoned living—ideal for professionals, families, or downsizers seeking countryside charm without compromise.

A pretty frontage with mature planting leads into a compact entrance porch, with stairs to the first floor and access into the main living space.

At the heart of the home is a generous open-plan living and dining room, full of warmth and period charm. A wood-burning stove with exposed brick chimney breast provides a striking focal point, while wooden flooring and dual-aspect windows flood the space with natural light. This inviting area offers plenty of room to relax, host, or work from home.

To the rear, a beautifully extended shaker-style kitchen offers country-living style with a modern twist. Featuring a large breakfast bar, Belfast sink, range cooker, and exposed timber beams, the space is bathed in light from skylights and opens onto views of the rear garden and rolling countryside beyond.

A separate utility room, ground floor WC, and rear garden access add practical touches for everyday living.

Upstairs, the first floor comprises two double bedrooms and a stylish family bathroom. The bathroom is generously sized, with a freestanding bath, walk-in shower, and timeless finishes throughout—perfect for winding down after a long day.

The entire second floor is dedicated to the principal bedroom: a peaceful and private retreat with large skylight windows framing spectacular views across open fields.

The rear garden is a standout feature—substantial in size and beautifully landscaped. A tiled patio with raised beds and a decked seating area offers multiple zones for entertaining, while a lawned area bordered by mature trees and shrubs creates a calm, green oasis.

To the front, the home benefits from a small lawned garden and a private driveway offering off-road parking. A shared side path provides secure gated access to the rear.































## About the Area

Set amidst rolling Warwickshire countryside, the picturesque village of Offchurch offers a peaceful rural lifestyle just moments from the vibrant town of Royal Leamington Spa (3.4 miles) and within easy reach of Rugby (11 miles). Rich in history and character, Offchurch is known for its charming stone cottages, welcoming community spirit, and local landmarks such as the renowned Stag at Offchurch gastropub and St. Gregory's Church, whose origins date back to the 8th century.

Despite its serene setting, Offchurch is ideally located for families and commuters alike. A variety of highly regarded state and independent schools are within easy reach, including Radford Semele C of E Primary School (1.2 miles), St. Anthony's Primary School (2.1 miles), and Campion School (2.9 miles). Prestigious independent options nearby include Arnold Lodge School (3.4 miles), Warwick School (4.5 miles), and Rugby School (12.6 miles).

Leamington Spa, less than a 10-minute drive away, provides a wealth of amenities including boutique shops, cafes, award-winning restaurants, and beautiful parks. For commuters, Leamington Spa Station (2.9 miles) offers direct rail services to London Marylebone (approx. 1 hr 20 mins) and Birmingham (approx. 35 mins), while the M40 motorway is easily accessible via nearby junctions, connecting to the wider Midlands and beyond.

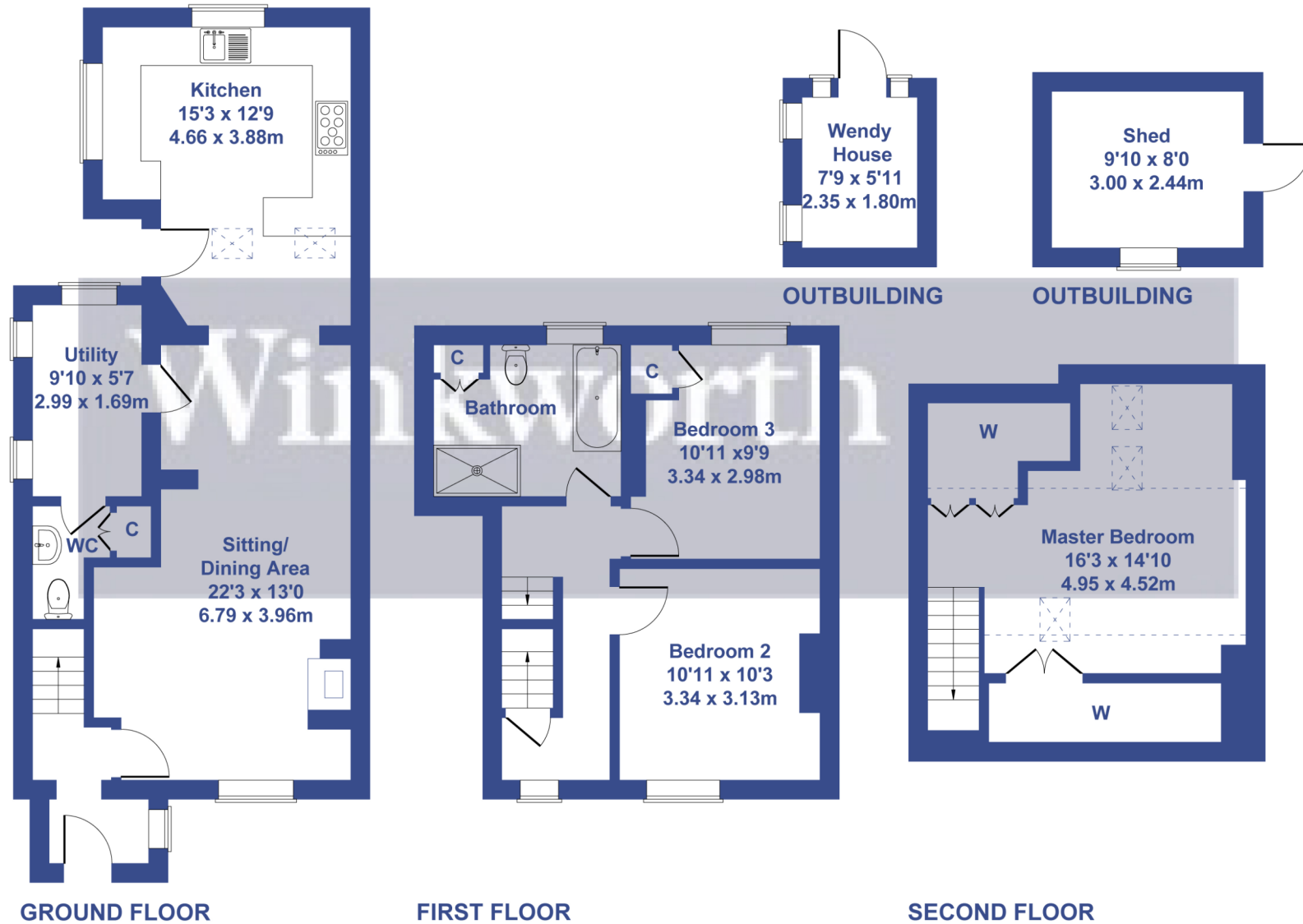
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



# Smithys Cottages, Welsh Road, Offchurch, CV33

Approximate Gross Internal Area

1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025  
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