



19 Bloxham Way  
Radford Semele | Leamington Spa | Warwickshire | CV31 1WH

FINE & COUNTRY

# 19 BLOXHAM WAY

*Five-bedroom, three reception room, executive detached home that has seen significant improvement from the current owners, including feature landscaping by Isola Garden Design. The property has the added bonus of a luxury summer house with electrics, water, drainage, heating, and air conditioning, as well as a detached double garage and parking for three vehicles.*







# KEY FEATURES

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## Ground Floor

From the entrance hall the staircase rising to the first-floor landing has been fitted with a sleek and stylish Neville Johnson glass balustrade. The under stairs has been fitted with push and slide retractable storage shelving fitted by MK Carpentry.

There are three key reception rooms including a living room, family room and study. There is a large open-plan breakfast kitchen room, and utility room with W.C. Bi-fold doors to the back of the house provide the perfect transition between the indoor and outdoor space.









# SELLER INSIGHT

“It was the location of this house in the desirable Warwickshire village of Radford Semele which first attracted us to the property,” say the current owners of 19 Bloxham Way. “Just a mile from the elegant Regency town of Royal Leamington Spa, this historic village is located south of the River Leam and is surrounded by farmland, with its own post office, village shop, primary school, pub, churches and community facilities. Yet, the village remains within easy reach of the M40 and all the shops, restaurants and bars in Leamington Spa, so we really have the best of both worlds here. Moreover, our house is set at the highest point of the estate, so we have fantastic views over to the Leam in the distance.”

The house itself has been lovingly updated inside and out by the current owners, to create a home that offers modern living in a traditional village setting. “The house is ideal for everyday life and entertaining alike,” they say, “with a large kitchen and bi-fold doors opening out onto the patio to bring the outside in. The tropical garden is our favourite part of the property, having been professionally designed to complement the garden room from which I run my business. Catching the sun all day, and with light stone paving and exotic plants, sitting out in the garden makes you feel like you are on holiday all summer. In the evenings, the screen of trees at the back of the garden lights up, so we can enjoy long al fresco evenings with family and friends.”

As well as the bespoke landscaping of the garden, improvements have been made inside, too. “We have installed a modern Neville Johnson staircase with a glass banister, to create a contemporary, open feel,” say the owners. “As well as creating the office in the garden room, another luxury of living here is having converted the double garage into a huge, fully equipped home gym, so that I can just stroll across the patio and get a workout without having to go anywhere! On top of all these improvements, there is still so much potential to make the house even more gorgeous than it already is – for example, one of the guest bedrooms could be turned into a walk-in wardrobe to create a fantastic master suite.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















## First Floor

There are five double bedrooms, four of which have fitted furniture and two of which have en-suites. There is also a four-piece family bathroom.



























### Outside

To the front of the property there is a landscaped garden and a driveway that provides parking for three vehicles leading to a detached double garage. The garage is currently used as a gym, it has been fitted with a sink and electricity.

The rear garden has been professionally landscaped by Isola Garden Design. There is a raised sun terrace to take advantage of the southwest aspect. To the side of the property there is an enclosed area fitted with artificial turf. The garden also has the added benefit of outdoor lighting.











# LOCATION

## **Radford Semele**

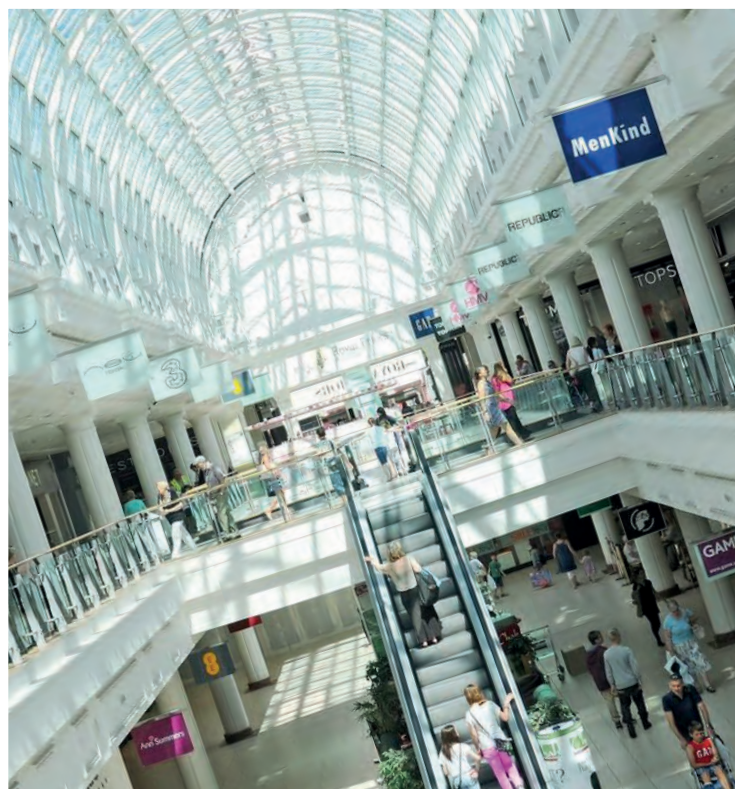
Just under 2 miles from Leamington Spa town centre is the vibrant village of Radford Semele. It has a primary school, local shop, post office, hairdressers, gastropub, church, and community centre.

## **Leamington Spa**

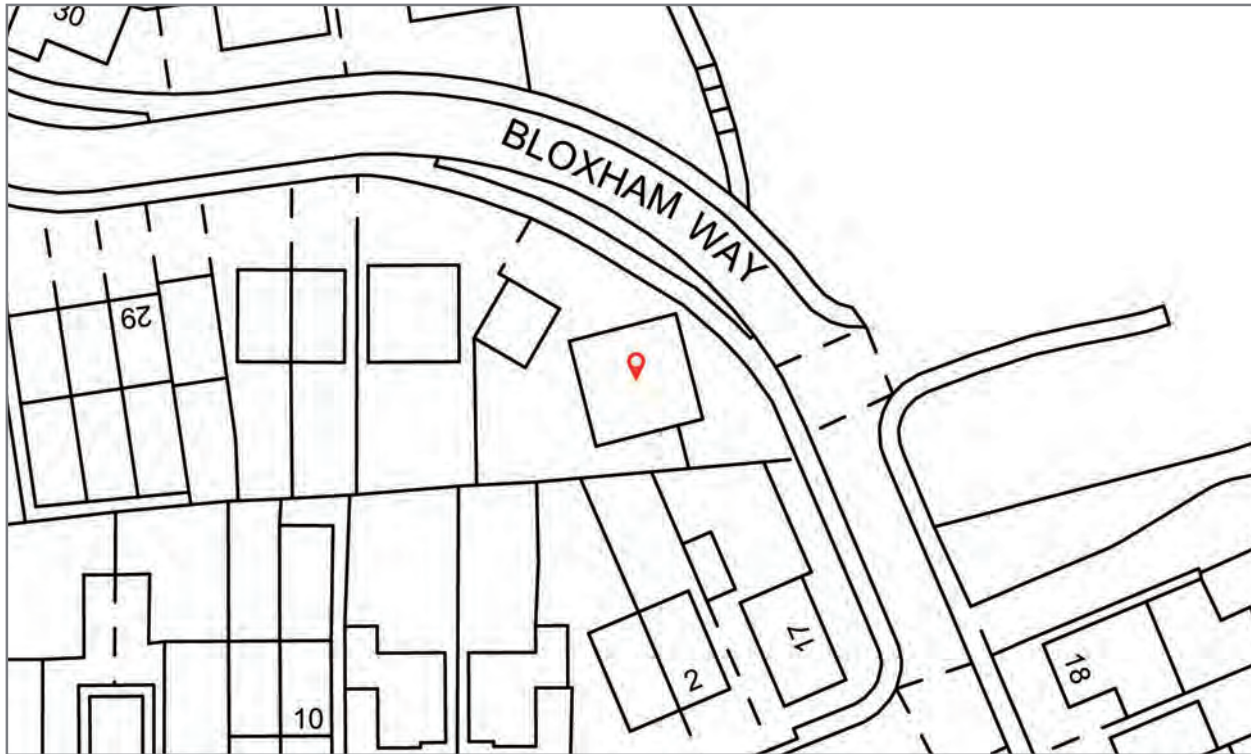
In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes. Birmingham International Airport is less than 20 miles away.









# INFORMATION

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## Services

All mains services are connected to the property including electric, gas, water and drainage.

## Local Authority

Warwick District Council

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

## Website

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

## Opening Hours:

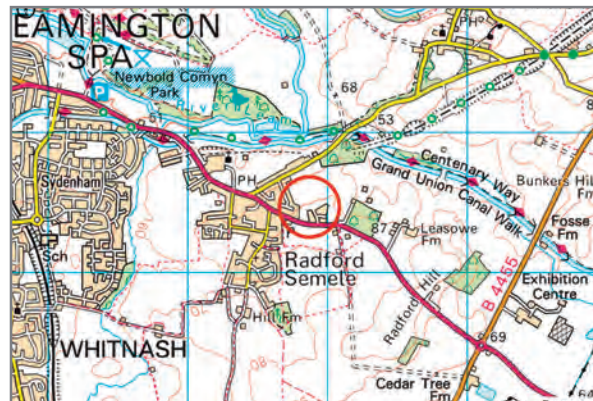
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

## Directions

Enter the village travelling east along the A425 away from Leamington Spa towards the Fosse Way. As you pass the White Lion and reach the crest of the hill you will see the left turn into Bloxham Way. The property is on the left-hand side and can be easily identified by the for-sale sign.



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Registered Office: F&C Stratford upon Avon Ltd, 5 Regent Street, Rugby, Warwickshire, CV21 2PE

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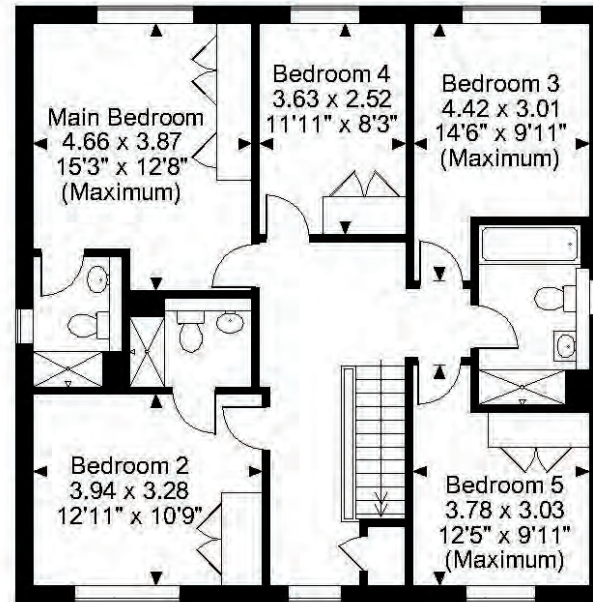
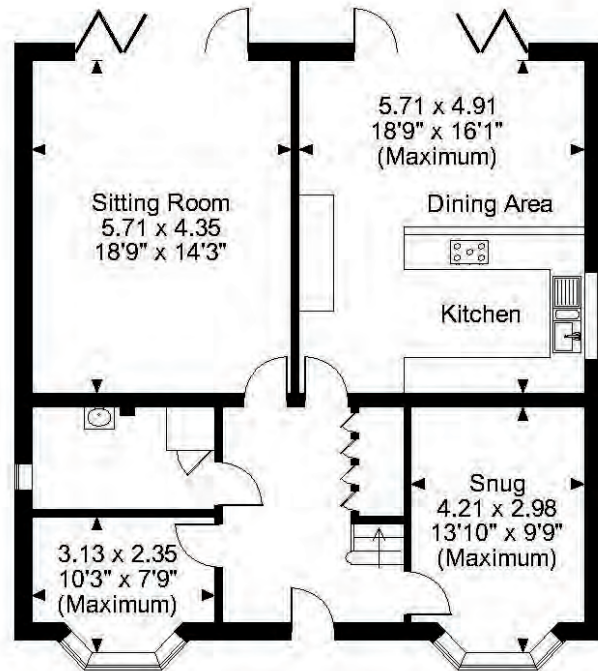
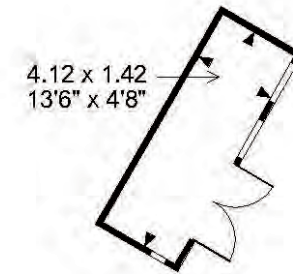
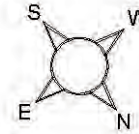
**Bloxham Way, Radford Semele, Leamington Spa**

Approximate Gross Internal Area

Main House = 1985 Sq Ft/184 Sq M

Garage = 347 Sq Ft/32 Sq M

Outbuilding = 63 Sq Ft/6 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A	85   A	96   A
91-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.02.2022









# FINE & COUNTRY

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## JONATHAN HANDFORD

MANAGING DIRECTOR

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Fine & Country Leamington Spa  
11 Dornier Place, Leamington Spa, Warwickshire, CV32 5AA  
07813 787 474 | [jonathan.h@fineandcountry.com](mailto:jonathan.h@fineandcountry.com)

