



Leasowe House, Southam Road  
Radford Semele | Leamington Spa | Warwickshire | CV31 1TY



# LEASOWE HOUSE



*Leasowe House was originally a modest property built in the 1960's and extended in the early nineties to include Leasowe Cottage and to provide further accommodation to the main house providing plenty of space for multi-generational family living.*

*Included is an outdoor swimming pool with a curved walled two-level sun patio terrace and far-reaching uninterrupted views overlooking the 9 acres of glorious grounds and beyond with 1000 trees planted to create both privacy and environmental gain.*







# LEASOWE HOUSE

This flexible property comprises of an entrance porch leading into a spacious and attractive reception hallway with variegated marble floor and an archway through to the sun lounge, sitting room, dining room and well-appointed fitted oak kitchen with breakfast area, utility room and downstairs cloakroom. Also, there are glass doors opening into the snooker room and ground floor guest bedroom with en-suite and a feature mahogany wooden staircase to the first floor.

There is access via a loft ladder from the snooker room to the part converted loft providing a potential of 989 sq. ft. of additional living space.

The sun lounge, sitting room and dining rooms provide spectacular views over the swimming pool, grounds and countryside through oversized windows and patio doors that also allow lots of natural light to flood through.

Upstairs there is a large octagon shaped main bedroom with further views over the pool and countryside, a large dressing room and en-suite, two further bedrooms and a main family bathroom.

The double garage has stairs that connect to bedroom four and through to Leasowe cottage.

















# SELLER INSIGHT

“Tucked away at the end of a long private driveway and surrounded by around nine acres of beautiful gardens and grounds is Leasowe House, a large eight-bedroom house that has been a much-loved family home for the past four decades. “My parents bought the house forty-three years ago, and back then it was a comparatively modest bungalow,” says Kathryn. “However, in 1991 my dad said ‘how would you like to move back home?’ so that he and mum could help look after the children. My husband and I jumped at the chance and that was when our section of the house was built, a lovely big four-bedroom property that links into their house. Not long after ours was built, mum and dad extended up and out to create a much bigger home for themselves so we’ve been able to enjoy multi-generational living at its best, with our own space and privacy, but with the added bonus of being right next door to each other.”

“The property incorporates around nine acres of land, and our house has been designed to take full advantage of the glorious views; our lounge is positioned on the first floor so we can sit up there and enjoy a really stunning outlook. My parents’ property also has a really nice sense of connection with this lovely setting as it has a big sun lounge that brings the outside in, and the master bedroom has a tremendous view out across the swimming pool and the fields beyond. Both houses are really spacious and bright, and there’s definitely the potential to join the two to create one very large family home. I’d say that it’s the versatility that makes it such a fantastic property; it can be adapted and changed depending on the new owners’ needs.”

“The grounds are a stunning feature and they were a magical place for my sister and I when we were growing up, and in more recent times my children have been able to enjoy the same idyllic upbringing,” continues Kathryn. “Each dwelling has its own private garden, we have a gorgeous swimming pool area – which gives you the feeling of being on holiday when the sun is shining – and the field is surrounded by a deep border of mature trees that were planted by my dad so we enjoy complete and utter privacy. It’s like living in our own little world, and during lockdown it’s been an absolute paradise.”

“In our house I’d have to pick the living room as my favourite, simply because of the views, and in my parents’ house I’d say that the lounge is also a really stunning room. It has a floor-to-ceiling window that overlooks the garden and the pool, and that creates a lovely feeling of connection with the outside space, whatever the weather.”

“At home we feel totally away from it all, cocooned in our own little world. However, we’re only a couple of miles from Leamington Spa so everything we need is close at hand.”

“The property is just lovely as it is and has worked brilliantly for us as a family, but as I mentioned before it definitely has the potential to be turned into one big home. We also have a large barn outside that could be converted into stables if the new owners wanted to keep horses, and above the snooker room in my parents’ house is a large area that I’ve always imagined could be a fantastic home gym. The possibilities are endless.”

“We’ve had so many wonderful years living together here at Leasowe House, but it’s time for a new chapter in all of our lives,” says Kathryn. “It’s going to be a real wrench to leave as it’s a place that has afforded us all a really fantastic quality of life.”\*

\*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.

















# LEASOWE COTTAGE

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An entrance porch leads through to the hallway, downstairs cloakroom, dining room and well equipped wooden fitted kitchen/breakfast room with separate utility room.



There are wooden balustrade stairs to the first floor leading to the main living room which has been positioned to appreciate the far-reaching countryside views, four bedrooms, family bathroom, en-suite, and bedroom 4 connecting back to Leasowe house.













# GROUNDS

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Both properties have an integrated double garage and double carport, two private garden areas and views overlooking the outdoor swimming pool and terrace, grounds, and countryside.

In total there are 9 acres of land to the property with amazing spectacular far reaching countryside views, a private tree lined sweeping driveway with an orchard spinney to one side and plenty of parking for multiple cars in front of both Leasowe House and Leasowe Cottage.

There are two formal garden areas for each dwelling and a curved walled two-level sun patio terrace area with an organic shaped outdoor swimming pool located to boast maximum views across the pasture, trees, and hills.

The land consists of a large pasture with 1000 trees planted approximately 40 years ago providing privacy around the borders, a small spinney to the front driveway and a larger spinney beyond the large extremely useful agricultural style barn of 1450 sq. ft. There is also a smaller stable block in need of repair and a greenhouse.















# LEAMINGTON SPA

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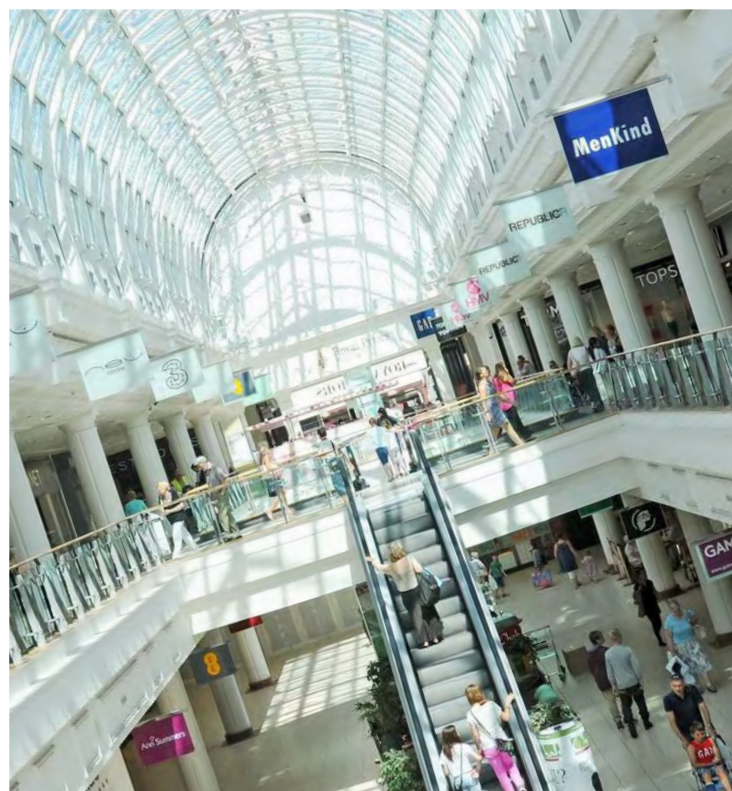
In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

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.









# INFORMATION

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## Services

Services and home improvements Gas central heating, Woodgrain PVCU and timber double glazing, cavity wall insulation and septic tank with drainage field

## Tenure

Freehold

## Local Authority

Warwick District Council

## Viewing Arrangements

Strictly via the vendors sole agents, contact 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

Proceed out of Leamington Spa on the A425 Southam Road and continue to Radford Semele passing through the village and Leasowe House is approached up the hill by the driveway on the left.



# Leasowe House, Southam Road, Radford Semele, Leamington Spa

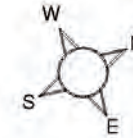
Approximate Gross Internal Area

Main House = 5621 Sq Ft/522 Sq M

Garage And Carport = 693 Sq Ft/64 Sq M

Outbuildings = 1829 Sq Ft/170 Sq M

Loft = 989 Sq Ft/92 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	78   C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Denotes restricted head height

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