

# 16 CHANCE FIELDS

RADFORD SEMELE



# SPACIOUS FAMILY HOME, HUGE POTENTIAL

**16 CHANCE FIELDS,  
RADFORD SEMELE,  
NEAR LEAMINGTON SPA,  
WARWICKSHIRE, CV31 1TR**

Occupying a generous south-facing plot within one of Radford Semele's most established residential settings, this spacious four-bedroom detached family home presents an increasingly rare opportunity to acquire a substantial property with genuine scope for improvement, extension and long-term value enhancement in a highly desirable south Warwickshire village location.







Situated just off Offchurch Lane, the property is offered to the market with vacant possession and no onward chain, making it ideally suited to purchasers seeking a straightforward move. Whilst the house would now benefit from a programme of cosmetic updating, it remains perfectly comfortable and immediately habitable, with newly fitted carpets recently installed throughout the bedroom accommodation.

Extending to approximately 1,513 sq ft, the internal layout is both practical and versatile, lending itself well to modern family living. The welcoming reception hall creates an excellent first impression and provides access to the principal ground floor accommodation, including a generously proportioned sitting room, separate dining room

and fitted kitchen. In addition, a historic ground floor extension offers further adaptable living space, currently suited to use as a study, breakfast room, snug or playroom, together with useful additional storage.

To the first floor are four genuine double bedrooms, a particularly attractive feature for family buyers, with each room offering notably balanced proportions. A functional family shower room serves the first floor, whilst a ground floor cloakroom/WC adds further practicality.

Externally, the property enjoys a very good-sized plot with excellent frontage, driveway parking for two vehicles and a double garage.



The rear garden is a standout feature, benefiting from a highly desirable south-facing aspect and a mature rear boundary lined with established trees that provide both privacy and an attractive backdrop throughout the year. The gardens have been intentionally kept simple, predominantly laid to lawn and therefore offering a blank canvas for landscaping or redesign according to individual taste.

Importantly, the plot and existing configuration appear to provide excellent scope for enlargement, subject to the necessary planning permissions. Opportunities may include extension above the garage, enlargement across the rear elevation or wider reconfiguration of the existing layout to create a more contemporary open-plan arrangement.

Radford Semele continues to enjoy strong demand thanks to its combination of village atmosphere and convenience. Surrounded by attractive Warwickshire countryside, the area offers excellent walking and cycling opportunities, whilst remaining within easy reach of Leamington Spa town centre, railway station, Warwick, Rugby and the wider Midlands motorway network. The village itself benefits from local pubs, schooling and community amenities, making it especially attractive to families and professional buyers alike.

Overall, this is an excellent opportunity to acquire a substantial detached village home with enormous potential in one of the area's most consistently popular residential locations.

## KEY FEATURES

Spacious detached **four-bedroom family home**

Located within the highly sought-after village of **Radford Semele**

Positioned just off **Offchurch Lane**

Offered for sale with **vacant possession**

No onward chain **complications**

Approx. 1,513 sq ft of **versatile accommodation**

Three **well-proportioned reception rooms**

Additional **study/snug/breakfast room space**

Four **genuine double bedrooms**

Newly **fitted carpets to bedroom accommodation**

Ground floor **cloakroom/WC**

Family **shower room serving first floor**

Driveway parking for **two vehicles**

Double garage providing **excellent storage or parking**

Generous and **private south-facing rear garden**

Mature tree-lined rear boundary for **privacy and screening**

Scope for **rear and over-garage extension STPP**

Excellent **opportunity to modernise and add value**

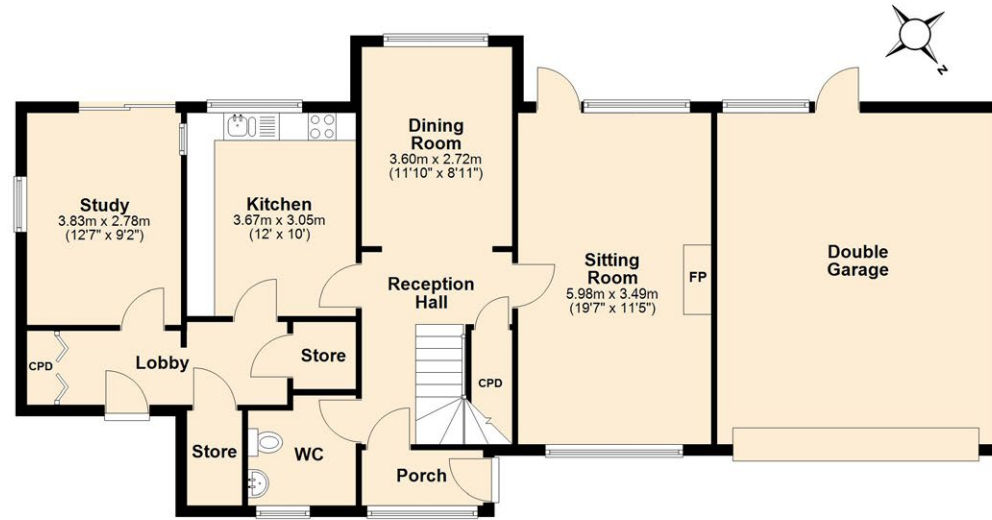
Easy **access to Leamington Spa town centre and railway station**

Attractive village setting with **countryside walks and cycling nearby**

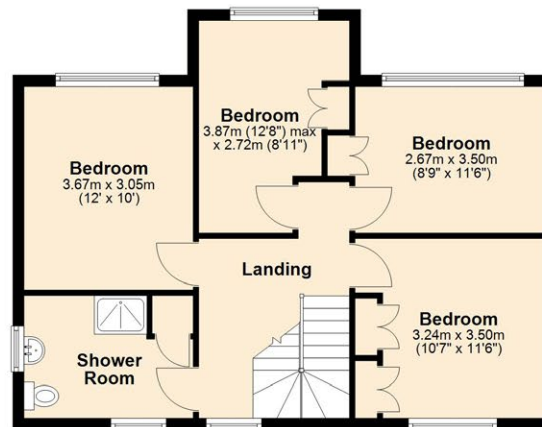


# FLOOR PLANS & DIMENSIONS

GROUND FLOOR



FIRST FLOOR



Total Area: 140.6 sq. metres. (1513.9 sq. feet)

Illustration only and not to scale.

## Handles Property

8A Regent Street,  
Leamington Spa,  
CV32 5HQ

**01926 354 400**

### DISCLAIMER

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