



Ufton Fields, Leamington Spa

Informal Tender £550,000

- Available By Informal Tender - Closing Date 18th September 2026
- Requiring Extensive Modernisation
- Offered For Sale With No Onward Chain
- Overall Plot Extending To Approximately 1/3 Acre
- Generous Garden With Uninterrupted Far Reaching Views
- Spacious Detached True Bungalow
- EPC Rating D - 68
- Attached Double Width Garage And Driveway
- Spacious Two Bedroom Detached Bungalow
- Stratford Upon Avon District Council Tax Band F

Ufton Fields, Leamington Spa, CV33 9NZ

Set within the sought-after village of Ufton Fields, this detached bungalow is offered for sale by Informal Tender and with no onward chain. Set well back from the road behind a generous frontage, the property is approached via a block-paved driveway leading to the double garage and entrance porch.

Extending to approximately 1,250 sq ft, the accommodation comprises an entrance hall, cloakroom, lounge, separate dining room, kitchen, two bedrooms and a shower room. To the rear, the elevated gardens enjoy far-reaching views across the surrounding rolling countryside – the kind of outlook that makes you stop in your tracks.

Offering excellent scope for updating and improvement, this is a fabulous opportunity to create a wonderful family home in a beautiful rural setting.



Council Tax Band: F



Informal Tender Process

The property is offered for sale by informal tender, with interested parties invited to submit their best and final written offers. All bids should be submitted by 12 noon on 18th September 2026. The seller is not obliged to accept the highest or any offer and reserves the right to withdraw the property from the market at any time.

Please submit offers to:

John Ansell, Boothroyd & Co. 19 The Square,
Kenilworth. CV8 1EF

Ufton Fields

Ufton Fields is a small and picturesque rural village situated approximately five miles south-east of Leamington Spa and two miles west of Southam. The village enjoys an elevated position with attractive views across the surrounding Warwickshire countryside and retains a peaceful, traditional village character.

The village is centred around the historic parish church and the popular White Hart country pub, while the renowned Ufton Fields Nature Reserve provides an exceptional amenity for walking, wildlife and enjoying the surrounding countryside. The 78-acre Site of Special Scientific Interest features woodland, grassland, pools and marshland, and is particularly noted for its wildflowers and wildlife.

Ufton offers an appealing combination of rural living and accessibility, with Leamington Spa, Southam and Warwick all within easy reach, together with convenient access to the wider Midlands via the A425 and M40. The village is particularly attractive to those seeking a peaceful countryside setting while remaining within easy reach of nearby towns and amenities.

Approach

The property is approached via a block-paved driveway, providing access to the double-width garage and front porch

Hallway

With parquet flooring, an airing cupboard, radiators and doors leading off to the adjoining rooms

Cloakroom

With a low flush wc and wash hand basin.

Lounge

4.58m x 4.25m (15'0" x 13'11")

Dual aspect windows, twin radiators and a wood burning stove. Air conditioning unit.

Dining Room

4.00m x 3.64m (13'1" x 11'11")

Patio doors and windows look into the rear garden. Radiator and a window into the hallway.

Kitchen

3.51m x 3.93m (11'6" x 12'10")

Fitted with a range of laminated units. Countertop with inset sink unit, dishwasher and gas stove. Window to the fore and a pantry.

Bedroom One

3.60m x 4.59m (11'9" x 15'0")

Dual aspect windows, radiator and a range of fitted wardrobes.

Bedroom Two

3.04m x 3.58m (9'11" x 11'8")

Window to the side, radiator and fitted wardrobes.

Shower Room

2.17m x 2.86m (7'1" x 9'4")

Refitted with a modern white suite comprising a walk-in shower with thermostatic shower, vanity wash hand basin and concealed cistern WC. There is complementary tiling to the splashbacks, a heated towel rail and a frosted window to the front elevation.

Front Garden

The property has hedged boundaries and a formal lawn. Pathways to either side of the house lead to the rear garden.

Rear Garden

The formal lawns have shaped well stocked borders. There is a large pond. The garden enjoys amazing views across rolling countryside. There is a brick built store and coal house.

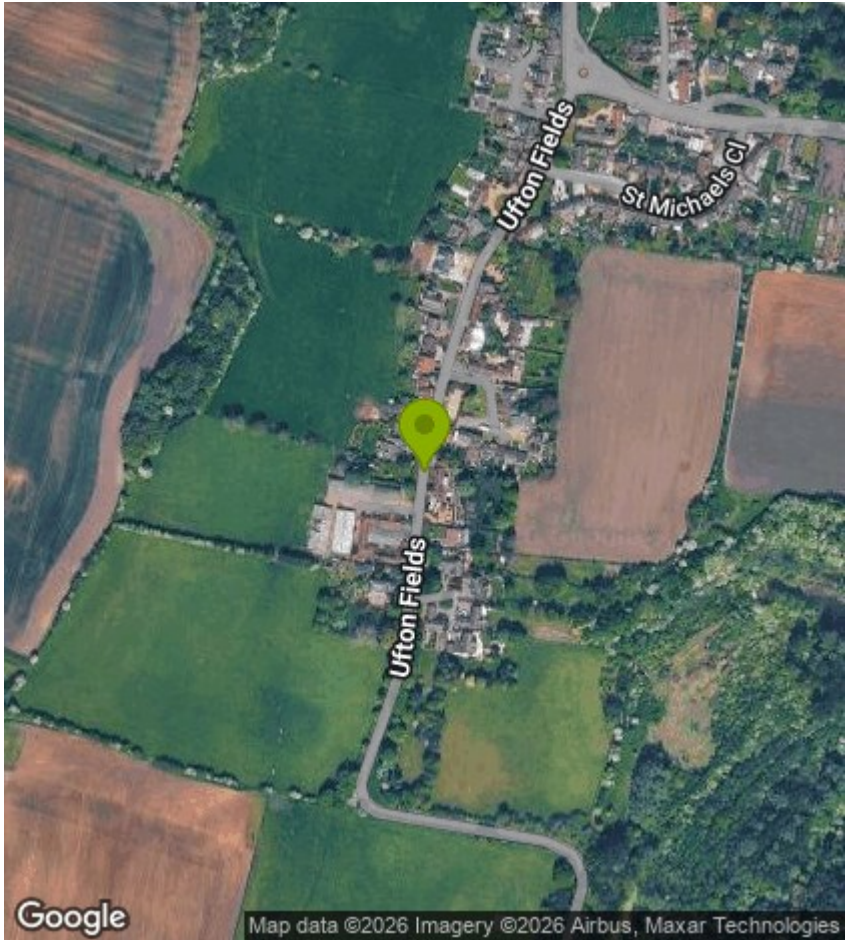
Workshop

With work benches, gas heater and a window to the fore.

Double Garage

5.77m x 5.19m (18'11" x 17'0")

With roller shutter door, electric car charge point, power and lighting and a communicating door into the bungalow.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

