



LANGFORDS COTTAGE, SCHOOL LANE

LADBROKE CV47 2BX

GUIDE PRICE £635,000

Set within the picturesque village of Ladbroke, is this Grade 2 listed, four-bedroom cottage. With characterful features throughout and brimming with history, dating back to the late 17th century, this idyllic home has much to offer its next owners.

SCHOOL LANE

- Grade 2 Listed Property • 4 Double Bedrooms • Downstairs Shower • Landscaped Garden • Garden Veranda • Character Features Throughout • Versatile Garage • Off Road Parking • Kitchen/Diner



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Upon entering the property, you are welcomed into an entrance hallway that leads to all other rooms within the home. Stretching the depth of the house is the spacious lounge that is complete with an inglenook fireplace, log burner and original beams, offering a genuinely homely feel.

At the heart of the home, you will find the fully fitted kitchen/diner that is complete with a range of wall and base units, integrated Range style oven, fridge, freezer, dishwasher, Belfast sink, quarry tile flooring and ample space for a family dining table. This spacious room offers a countryside feel to this charming cottage.

Conveniently located just off the kitchen is the downstairs shower room that is newly fitted with a modern tiled suite and is inclusive of a shower cubicle and heated towel rail.

The downstairs accommodation also benefits from a conservatory that offers the perfect spot to appreciate the views of the landscaped garden and a utility room that provides extra space for freestanding white goods as well as extra storage.

Upstairs briefly comprises of four bedrooms and a family bathroom.

The main bedroom is located at the front of the property, is a good-sized double room that is complete with dual aspect windows and is adorned with character features in keeping with the rest of the home.

All other bedrooms are good sized doubles that are well presented and oozing with charm.

The family bathroom is located between all bedrooms and is finished with a white tiled suite inclusive of a shower over the bath, under sink storage and a heated towel rail.

Leading outside this beautiful home is blessed with a substantial and established rear garden that has been lovingly landscaped. The garden is laid mainly to lawn with foliage borders offering a great sense of privacy as well as a patio area beneath a Veranda enabling you to enjoy the garden all year round.

The garden also houses a purpose-built versatile garage. The front of which provides storage and the rear that would lend itself to the perfect home office, summer house or gym.

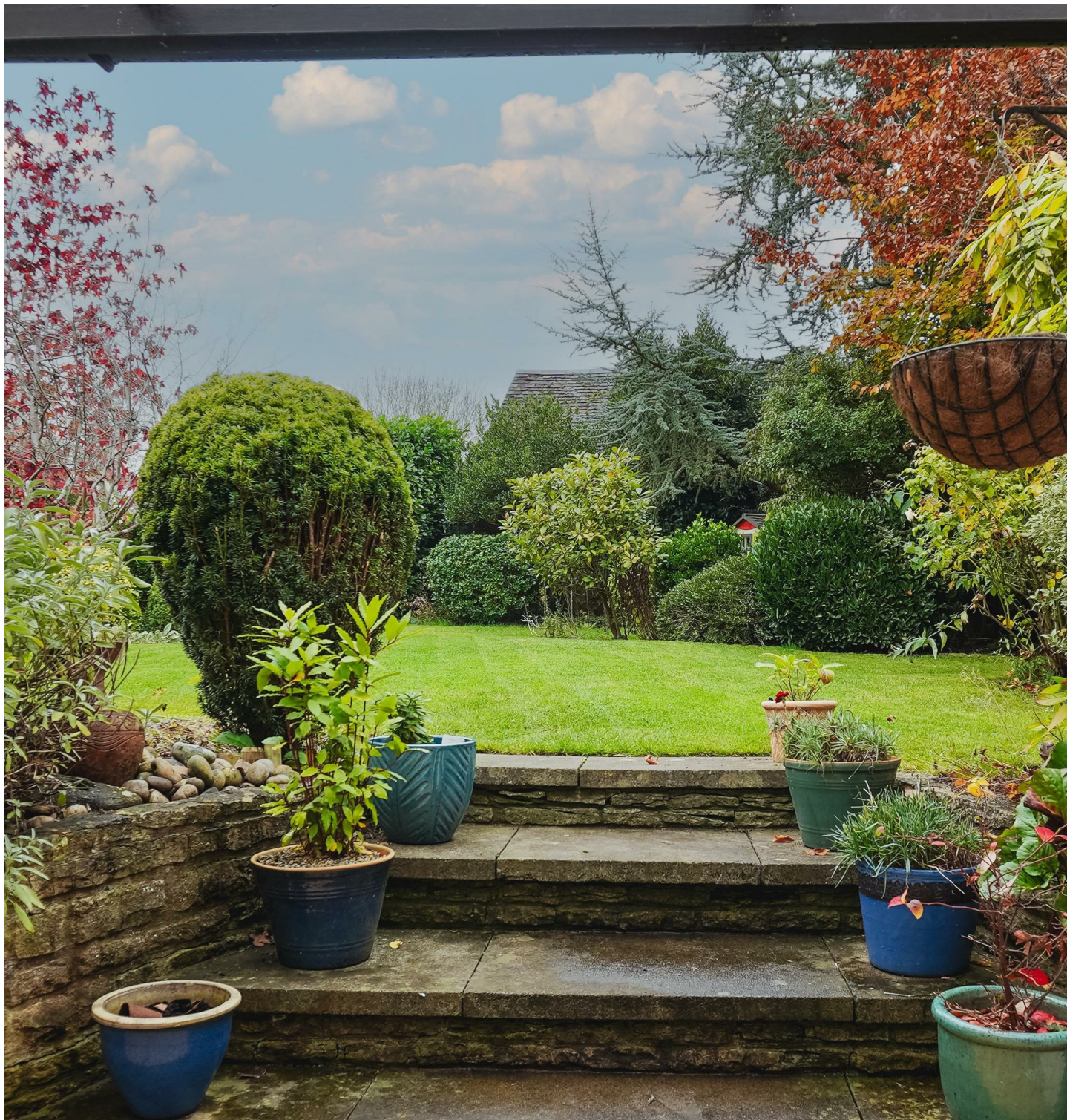
The stunning home also benefits off road parking for multiple vehicles and gas central heating. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.

Tenure: Freehold

EPC: Exempt

Council Tax Band: F

Local Authority: Stratford On Avon District Council



SCHOOL LANE





Main area: Approx. 174.9 sq. metres (1882.1 sq. feet)

Plus garages, approx. 16.3 sq. metres (175.7 sq. feet)
Plus outbuildings, approx. 12.8 sq. metres (137.6 sq. feet)

This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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