



**Connells**

Ladbroke Hall  
Ladbroke Southam



### Property Description

Ladbroke hall is a delightful Grade II listed building set in approximately six acres of beautiful countryside. Within the grounds it benefits from having an orchard, lake, woodland, lawns, a communal swimming pool, tennis court, allotment and laundry facilities. The property itself consists of a lounge diner, kitchen, two bedrooms and bathroom. There is parking and communal visitor parking. SINGLE GARAGE EN BLOC.

### Approach

Benefiting from a lively community spirit, the picturesque village of Ladbroke is mentioned in the Doomsday Book and is known for its stunning outlook, pub/restaurant, public house and its beautiful 12th century church. There is also an active village hall with organised events and entertainment. It is just two miles away from the market town of Southam and conveniently situated for access to Banbury, the M40 and Royal Leamington Spa. Excellent additional shopping facilities can be found in Leamington Spa, Banbury and Warwick. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

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The property has been thoughtfully updated throughout by the current owners and the much improved accommodation in more detail comprises, front door through to:

### Communal Hallway

Stairs rising to first floor apartment, window to side, opaque glass panel door through to:



### Entrance Hall

Doors to bedrooms, bathroom, lounge diner, kitchen, a radiator and a storage cupboard.

### Bathroom

Fitted with a white suite comprising panel bath with shower and shower screen, hand wash basin, low level WC, part tiled walls, ladder radiator.

### Kitchen

Fitted with a range of wall and floor units with work surface over incorporating single bowl single drainer sink unit with mixer tap. Built under work surface electric oven and induction hob inset to work surface and cookerhood over. space for fridge freezer, built in washing machine and dishwasher, radiator. Double glazed window to the front and side aspect.

### Lounge Diner

Welcoming room with television aerial point, radiators. Double glazed window to the side and rear aspect.

### **Bedroom One**

Double glazed window to the rear aspect and radiator.

### **Bedroom Two**

Double glazed windows to the rear and front aspect. A radiator.

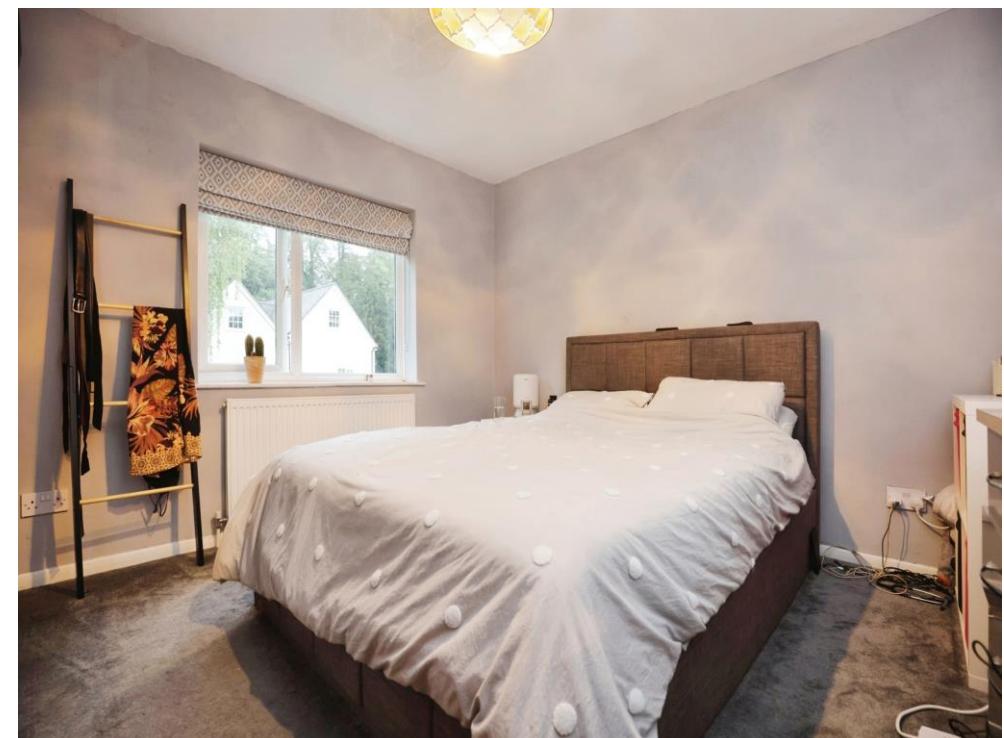
### **Extensive Communal Grounds**

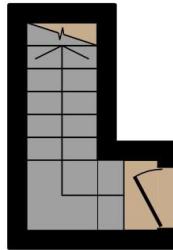
The property benefits from the 6 1/2 acres of very well maintained communal grounds. With paved areas adjacent to the dwellings and beautifully kept sweeping lawns, mature shrubs. In addition there is one tennis court and an outdoor swimming pool with sun terrace, barbecue facilities and timber storage shed for garden furniture.

The property is approached via a paved pathway through the communal grounds.

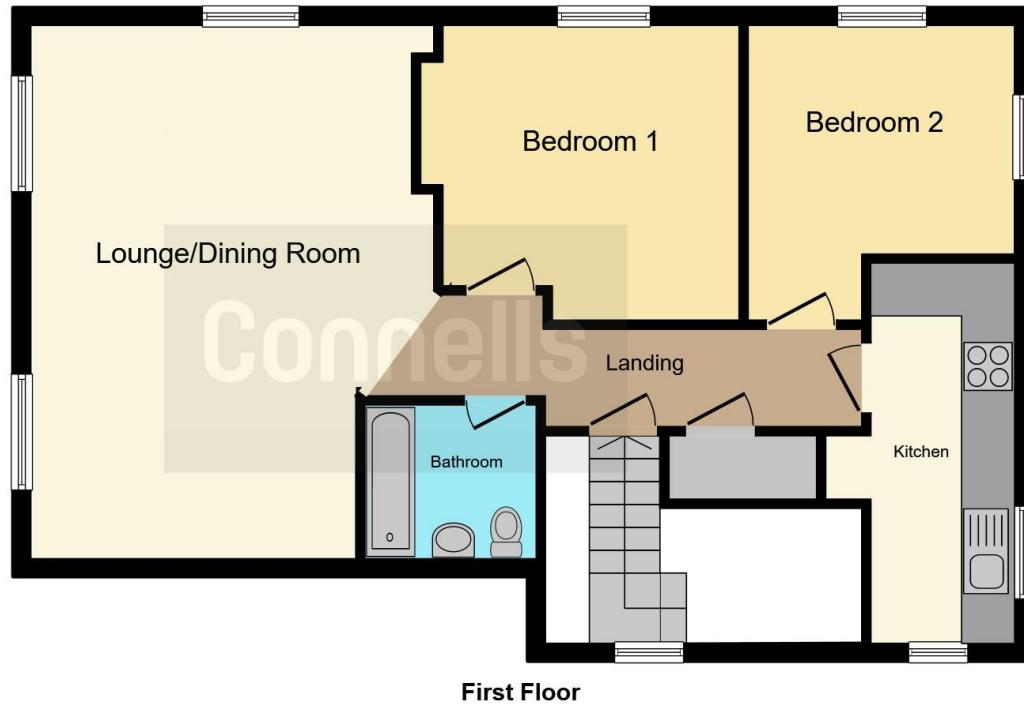
### **Single Garage En Bloc**

With up and over garage door.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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7-8 Euston Place  
LEAMINGTON SPA CV32 4LL

EPC Rating: D  
Council Tax  
Band: C

Service Charge:  
3000.00

Ground Rent:  
1.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STH104650](http://connells.co.uk/Property/STH104650)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Jul 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STH104650 - 0008