



Connells

Ladbroke Hall
Ladbroke Southam

Ladbroke Hall

Ladbroke Southam CV47 2DF

for sale
£340,000



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 shower room. There is parking and communal visitor parking. Double garage and own private garden area.

Approach

Benefiting from a lively community spirit, the picturesque village of Ladbroke is mentioned in the Domesday 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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benefits from having an orchard, lake, woodland, lawns, a communal swimming pool, tennis court, allotment and laundry facilities.

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, window to the front aspect, Front door through to:

Lounge Diner

25' 3" x 16' 10" (7.70m x 5.13m)

Television aerial point, radiator. Large timber casement sash windows to rear aspect with fabulous views extending over the grounds, timber and glass panel door opening out onto your own patio area adjacent to the property with stunning views to the communal grounds. A radiator and built in cupboard and door through to:

Kitchen

16' 9" maximum x 11' 2" (5.11m maximum x 3.40m)

Large timber casement sash windows to rear aspect with fabulous views extending over the grounds, Fitted kitchen with a range of wooden wall and base units with work surface over incorporating single bowl single drainer sink unit with chrome mixer tap, integrated

double oven, microwave, fridge freezer and dishwasher. Hob with cooker hood over, part tiled walls, a radiator and space for washing machine.

Hall

Doors to bedrooms and shower room.

Master Bedroom

17' in to recess x 14' 10" (5.18m in to recess x 4.52m)

Fitted with a range of light wood effect bedroom furniture incorporating wardrobe, wall cupboard, dressing table/desk, with drawers and fitted headboard, television aerial point, radiator. Timber casement sash window to the front aspect.

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

Timber casement sash window to the front aspect with fabulous views extending over the grounds. Built in wardrobe and a radiator.

Shower Room

Fitted with white suite comprising tiled walk in shower cubicle with chrome shower fitment, low level WC, vanity unit with hand wash basin. heated towel rail and extract fan.

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 and wooded copses. In addition there is one tennis court and an outdoor swimming pool with sun terrace and barbecue facilities.

On arrival at Ladbroke Hall the drive takes you past the impressive converted main house and the visitor parking area on the right, beyond which the garages are situated. There is also additional parking and a caravan and boat storage area.

Double Garage En Bloc

With up and over door. power and light.

Sellers Note

Ladbroke Hall has a strict "No Pets" policy. Each of the owners at Ladbroke Hall own part of the Freehold and run the Management Company. There is a monthly charge payable for the upkeep of the grounds and maintenance, a bi annual fee is also payable for Buildings Insurance.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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

To view this property please contact Connells on

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84 Coventry Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104567

This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Nov 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: STH104567 - 0005