



Connells

Ladbroke Hall
Ladbroke Southam

Ladbroke Hall

Ladbroke Southam CV47 2DF

for sale offers over
£280,000



Property Description

Ladbroke hall is a delightful Grade II listed building set in approximately six acres of beautiful countryside. Set in an exclusive rural setting whilst benefitting from excellent links to the M40, Banbury, Leamington Spa and Coventry.

Within the grounds it benefits from having an orchard, lake, woodland, lawns, a communal swimming pool, tennis court, allotment and laundry facilities. The property has been lovingly maintained and finished to a high standard by the current owner, whilst retaining its historic features.

The property itself consists of open place kitchen/dining/living room, two well-proportioned bedrooms and bathroom. There is parking, communal visitor parking and a garage.

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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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 and second floor, window to the front aspect, Front door through to:

Open Living Area

26' 9" x 16' 7" (8.15m x 5.05m)

Timber casement sash windows to front and side aspect with fabulous views extending over the grounds. Fitted kitchen with a range of wall and base units with work surface over incorporating single bowl single drainer sink unit with chrome mixer tap, integrated oven, fridge freezer and dishwasher. Induction hob with cooker hood over, part tiled walls, a radiators and space for washing machine. Breakfast bar, television aerial point, and door through to:

Hall

Glazed window to the front aspect with doors to bedrooms and bathroom. This space is also used as an office space. Storage cupboard and radiator.

Bedroom One

17' x 16' 4" (5.18m x 4.98m)

Timber casement sash window to the front and side aspect with fabulous views extending over the grounds. Television aerial point, radiator and carpeted flooring.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m)

Timber casement sash window to the side aspect with fabulous views extending over the grounds. access to loft space, a radiator and carpeted floor.

BathroomFitted with white suite comprising corner shower cubicle with chrome shower fitment, panel bath, 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.

Garage En Bloc

With up and over door. power and light.

Seller's Note

There is access to a loft space in the communal area which is own with this property.

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.

Lease Information

The property is leasehold with a lease length of 1000 years from 9th December 1972. The property is subject to management costs to include; an annual ground rent of £1.00 and an annual service charge of £3,000. Further details available upon request.









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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating:
 Exempt

Council Tax
 Band: D

Service Charge:
 3000.00

Ground Rent:
 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104873

This is a Leasehold property with details as follows; Term of Lease 1000 years from 09 Dec 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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