

REMAINING  
NEW-BUILD WARRANTY



LEDBROOKS MEADOW  
Fenny Compton, Southam, CV47 2EU



DAVID COSBY  
ESTATE AGENTS



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# Ledbrooks Meadow

Fenny Compton, Southam, CV47

Total GIA (Gross External Area) Approx. 70 sqm (753 sqft)

## Features

- Modern two-bedroom semi-detached home
- Open-plan kitchen, dining and sitting area
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Ground-floor cloakroom
- Off-road parking for two vehicles
- Dedicated EV charging point
- Attractive, landscaped rear garden with patio and timber shed
- Balance of new-build warranty remaining

## Description

A well-presented two-bedroom semi-detached home, forming part of a recently established residential development on the edge of Fenny Compton. The property offers a practical contemporary layout arranged over two floors, with well-balanced accommodation suited to everyday living.

The ground floor is centred around a full-depth open-plan living space, incorporating a front-facing fitted kitchen, central dining area and a full-width sitting area to the rear, where French doors open directly onto the garden. There is also a useful entrance hall, ground-floor cloakroom and understairs storage. On the first floor are two well-proportioned double bedrooms, both with built-in storage, together with a contemporary family bathroom.

Outside, the property benefits from off-road parking for two vehicles and a dedicated EV charging point. To the rear is a particularly attractive enclosed garden, thoughtfully landscaped with a paved terrace, established planting, a natural-style pond with waterfall feature, additional seating areas and a timber garden shed. The property combines a straightforward modern layout with a notably well-developed garden and good connection between the principal living space and the outside area.

A WELL-PRESENTED TWO-BEDROOM SEMI-DETACHED HOME WITH CONTEMPORARY OPEN-PLAN LIVING, PARKING FOR TWO VEHICLES AND ATTRACTIVE LANDSCAPED REAR GARDENS, SITUATED ON THE EDGE OF FENNY COMPTON.



# Accommodation

## Entrance Hall

The entrance hall is approached through a traditionally styled slatted entrance door with an obscure glazed vision panel and three-point locking system. The hall is finished with light timber-effect flooring and soft neutral-toned walls, with white panelled doors opening to the principal living accommodation and to a useful ground-floor cloakroom.

## Cloakroom

Fitted with a WC with concealed cistern and chrome wall-mounted flush, together with a wall-mounted ceramic wash hand basin with chrome pillar tap. The cloakroom is finished with grey ceramic tiling to dado height, decorative wall covering above and matching light timber-effect flooring.

## Kitchen

The kitchen is fitted with a range of contemporary base and wall units, complemented by granite-effect work surfaces and brushed chrome handles. A stainless steel sink and drainer with chrome mixer tap is positioned beneath a casement window to the front aspect. Integrated appliances include a tall fridge/freezer, dishwasher, electric oven and four-zone induction hob with extractor fan and light above, together with space and plumbing for a washing machine. Large-format marble-effect tiling forms the splashback above the work surfaces, while light timber-effect flooring continues seamlessly through the kitchen, dining and sitting areas.

## Dining Area

Centrally positioned within the open-plan space, the dining area provides room for a table and chairs. The walls are finished in a two-tone decorative scheme, and there is a useful understairs storage cupboard with internal light, also housing the consumer unit. A quarter-turn staircase with oak handrail and fitted cut-pile carpet rises to the first-floor accommodation.

## Sitting Area

Occupying the full width of the rear of the property, the sitting area provides space for comfortable seating, occasional furniture and audio-visual equipment. The room is finished with mural-style wall covering and complementary two-tone decoration, with the light timber-effect flooring continuing through from the kitchen and dining areas. A rear-facing casement window and French doors provide good natural light and views over the garden.



# Accommodation

## First Floor Landing

The first-floor landing is finished with matching cut-pile carpet and neutral decoration, with white panelled doors opening to both bedrooms and the family bathroom. A large ceiling hatch provides access to the roof void.

## Bedroom One

A double bedroom positioned to the rear of the property, enjoying an outlook over the garden. The room is finished with two-tone decoration and partial decorative wall panelling, with cut-pile carpet underfoot. A large double wardrobe provides useful built-in storage, with hanging rail and shelf above.

## Bedroom Two

A well-proportioned double bedroom positioned to the front of the property, with good natural light provided by two separate top-hung casement windows. The room is attractively finished with two-tone decoration and partial wall panelling, with matching cut-pile carpet underfoot. A large mirrored oak-effect wardrobe provides generous storage, with hanging rail and shelf above.

## Bathroom

The bathroom is fitted with a white three-piece suite comprising a panelled bath with chrome wall-mounted mixer tap and shower attachment, enclosed by a hinged tempered-glass screen, a wall-mounted ceramic wash hand basin, and a WC with concealed cistern and chrome wall-mounted flush. The walls combine decorative wall covering with large-format marble-effect ceramic tiling around the sanitary fittings and neutral emulsion elsewhere. Light timber-effect flooring continues the contemporary finish, while heating is provided by a chrome ladder-style towel radiator. Evenly spaced recessed spotlights provide artificial lighting, with mechanical extract ventilation also fitted.

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## Grounds

### Front Aspect

The property is set back from Ledbrooks Meadow, with a dropped kerb providing off-road parking for two vehicles directly in front of the house, together with a dedicated EV charging point. Large-format, granite-effect paving leads to the main entrance, which is sheltered beneath a tiled canopy.

A shallow landscaped frontage is planted with herbs and arranged with potted plants, with space for a small seating area. Matching paving continues along a shared pathway to the right-hand side of the property, where gated access leads through to the rear garden.

### Rear Garden

The rear garden is a particularly attractive and well-tended space, extensively planted with a variety of shrubs, flowers and perennials.

A full-width patio, finished in matching granite-effect paving, extends directly from the French doors to the sitting/dining area and provides ample space for outdoor seating and dining.

Beyond, a winding gravel pathway with inset paving leads through the central part of the garden. A naturally styled pond with waterfall feature is set within ironstone rockery, while to the right-hand side is a further paved area arranged for potted vegetable growing, together with a useful timber garden shed and water butt.

At the far end of the garden is a separate raised lawned seating area, bordered by timber sleeper planters and gravel, creating an additional place to sit and enjoy the garden.



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## Location

Ledbrooks Meadow forms part of a modern residential development on the edge of Fenny Compton, a well-established South Warwickshire village surrounded by predominantly open countryside. The development has a relatively open setting with agricultural land extending beyond its northern and eastern edges. The village itself lies between the Burton Dassett Hills and the Oxford Canal, within an attractive rural part of the county.

Fenny Compton retains a useful range of day-to-day amenities, including a Co-op village store, primary school, doctors' surgery, public house, village hall and parish church, together with recreational and community facilities. The surrounding countryside is crossed by a network of public footpaths, while the nearby Burton Dassett Hills provide further opportunities for walking and enjoying the local landscape.

For a wider range of shopping, schooling and leisure facilities, Southam lies approximately six miles to the north, while Banbury is approximately ten miles to the south, both readily approached via the A423. Leamington Spa and Warwick are also accessible for more extensive amenities and employment.

## Property Information

**Local Authority:** Stratford-on-Avon District Council    **Service Charge:** £300/pa

**Services:** Electricity, Water, and Drainage. Gas via communal LPG individually metered

**Council Tax:** Band C    **EPC:** C    **Tenure:** Freehold    **Heating:** Gas Central Heating

**Broadband:** Ultra Fast Broadband Available with up to 1800Mbps download

### Agent's Note:

*The property is currently held on a shared ownership basis. The seller intends to staircase to 100% ownership in conjunction with the sale, with the property therefore being offered for sale on a full ownership basis. Further details are available from the selling agent.*

### Important Notice

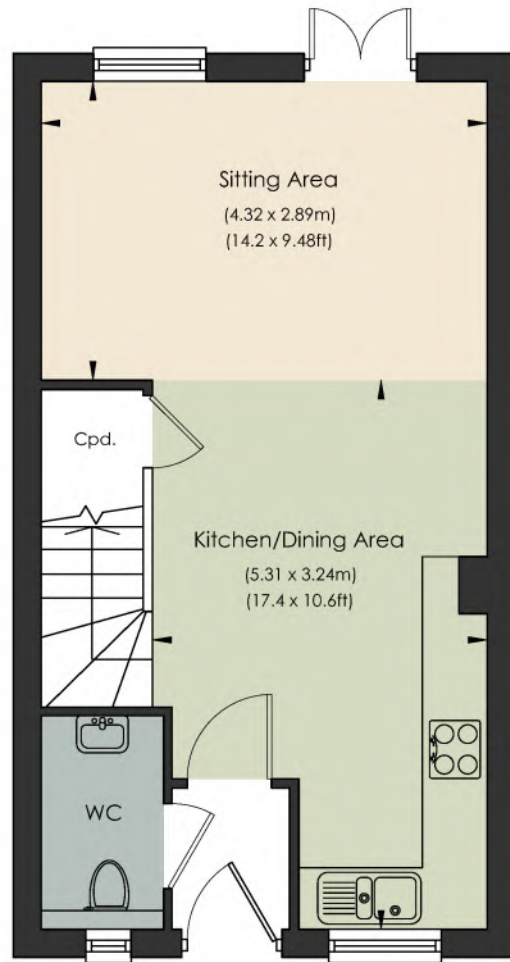
*Whilst every care has been taken with the preparation of these Sales Particulars, complete accuracy cannot be guaranteed, and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises nor tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.*

*Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.*



# Ledbrooks Meadow, Fenny Compton, CV47

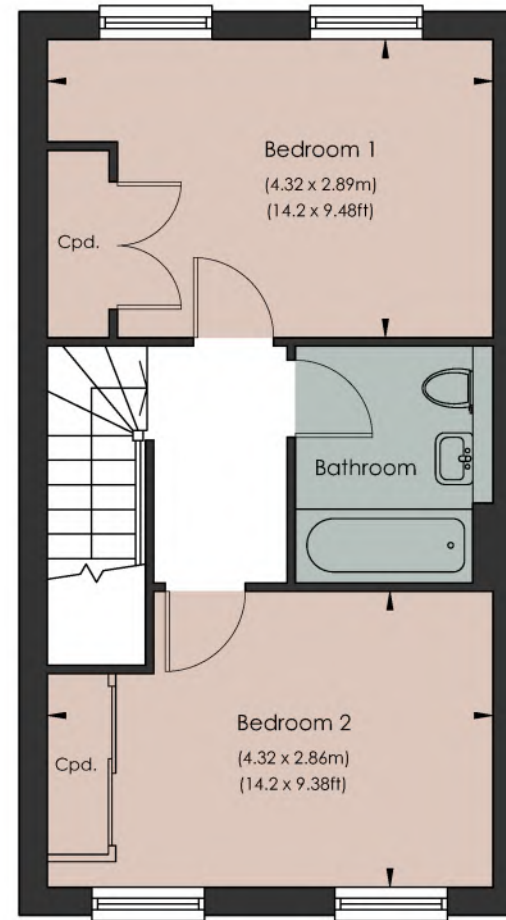
Approximate GIA (Gross Internal Area) = 70 sqm (753 sqft)



GROUND FLOOR GIA = 35 sqm (377 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 35 sqm (377 sqft)





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