



2 Hedges Close

Southam CV47 2BE

Guide Price £575,000

# 2 Hedges Close

## Ladbroke

An immaculately presented four double bedroom, modern detached executive residence situated in this well regarded exclusive development within the heart of this sought after and historic village of Ladbroke.

The spacious and light accommodation comprises; entrance hallway, generous living room to the rear, dining room, conservatory, breakfast kitchen, ground floor cloakroom, master bedroom with an ensuite, three further double bedrooms, family bathroom, integral garage, driveway and landscaped rear garden.

This beautiful home is heated by gas-fired central heating radiators,

The property is being offered for sale with no onward chain. Viewing is strongly recommended.

### LOCATION

The small and picturesque village of Ladbroke is situated approximately two miles south of Southam and a similar distance from the nearby larger village of Harbury. Leamington Spa and Warwick, as well as the Midland motorway network and the Jaguar Land Rover and Aston Martin installations at nearby Gaydon, are all easily accessible. At the heart of the village is a delightful old church, All Saints, there is also a popular public house and eatery within the village, The Bell Inn with an active Village Hall nearby

### ENTRANCE HALL

Having a radiator, stairs rising to the first floor with an under stairs storage cupboard and doors to adjacent rooms.

### CLOAKROOM

1.58m x 0.78m (5'2" x 2'6")  
Having a low level W/C, sink unit, radiator and a double glazed frosted window to the front elevation.

### DINING ROOM

3.66m x 3.02m (12'0" x 9'10")  
A light and airy room which has a radiator, doubled glazed windows to the front elevation and space for dining room furniture.

### LIVING ROOM

4.78m x 4.13m (15'8" x 13'6")  
A nice and cosy area which is great for relaxing with the family and in brief has two radiators, electric feature fireplace, French doors leading out to the rear garden and a double glazed window to the side elevation.

### KITCHEN / BREAKFAST ROOM

4.34m x 3.18m (14'2" x 10'5")  
Having a breakfast bar, work top units, cupboards, part tiled walls, built in appliances such as a four ring gas hob with an extractor fan above, oven unit, fridge / freezer, dish washer and space for a washing machine. Also benefiting from a double glazed window to the rear elevation, French doors leading out to the conservatory and a radiator.

### CONSERVATORY

4.83m x 2.75m (15'10" x 9'0")  
Having double glazed windows to the rear and side elevation, doors to the rear garden, tile flooring and space for furniture.

### FIRST FLOOR LANDING

Having doors to adjacent rooms, an airing cupboard which is ideal for storage and loft access.

### BEDROOM ONE

4.24m x 3.30m (13'10" x 10'9")  
A great sized master bedroom which has a radiator, double glazed window to the front elevation, built in wardrobes, a storage cupboard and a door leading to the;

### EN-SUITE SHOWER ROOM

2.15m x 1.81m (7'0" x 5'11")  
Having a low level W/C, sink unit with storage below, fully tiled walls, walk in shower, tiled flooring, a double glazed frosted window to the side elevation and a heated towel rail.

### BEDROOM TWO

3.24m x 3.06m (10'7" x 10'0")  
Having a double glazed window to the rear elevation, radiator, built in wardrobes and space for bedroom furniture.

### BEDROOM THREE

3.51m x 3.06 (11'6" x 10'0")  
Having a double glazed window to the front elevation, radiator, built in wardrobes and space for bedroom furniture.

### BEDROOM FOUR

3.06m x 2.90m (10'0" x 9'6")  
Having a double glazed window to the rear elevation, radiator, built in office desks and storage cupboards above.

## Features

Charming Detached Family Home

Four Double Bedrooms

Versatile Living Spaces

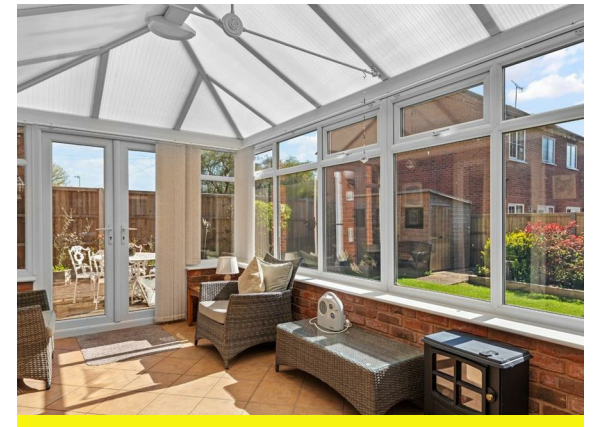
Beautiful Landscaped Garden

Driveway Parking And Garage

Highly Popular Village Of Ladbroke

No Onward Chain





# Floorplan

Internal Living Area 1,457sq ft / 135.36m2 (excluding garage)



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## General Information

**Tenure**  
Freehold

**Fixtures & Fittings**

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band F - Stratford District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>43</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Contact us

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## Visit us

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