



Ladbroke, Southam, CV47 2BT

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE 21st MARCH - DEPOSIT  
ALTERNATIVE AVAILABLE \*\*\* 2 Bedroom Rural Cottage - Full of Character. Melda Cottage is a charming two-bedroom rural home located in the picturesque village of Ladbroke, Southam. Perfectly suited to a professional couple, this beautifully maintained cottage is rich in original features and offers a wonderful blend of traditional charm and practical living.

The ground floor comprises a spacious open-plan living room, enhanced by two feature fireplaces and exposed original beams, creating a warm and inviting space. The kitchen is fully equipped with a gas oven and hob, fridge/freezer, and washing machine.

In keeping with the cottage's traditional layout, the family bathroom is located on the ground floor and includes a bathtub with shower over, WC, and hand basin.

Upstairs, the property offers two generous double bedrooms. The first benefits from two built-in storage cupboards, while the second is a particularly spacious double featuring attractive period details.

Externally, the property enjoys a quaint rear garden and additional outside storage. Further benefits include gas central heating throughout and unrestricted parking to the front. This property is offered unfurnished.

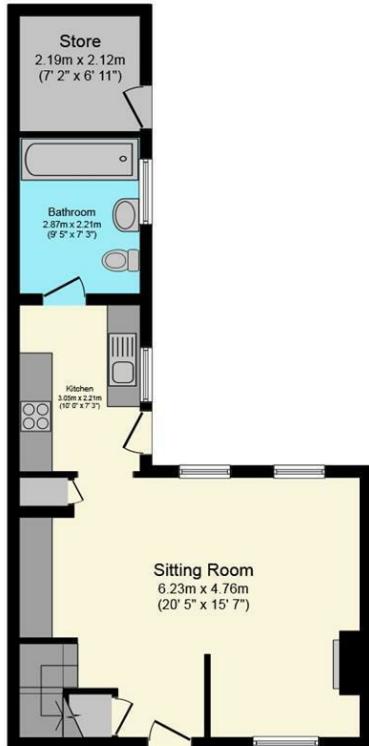
With beautiful rural views on your doorstep and easy access to the M40, this property offers peaceful countryside living with excellent commuter links. Council Tax Band C. Energy Rating D.



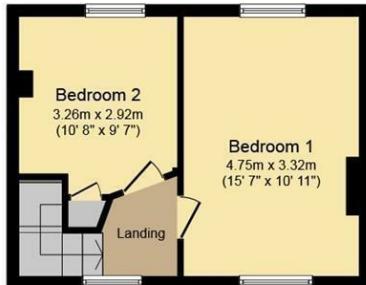


# Key Features

- AVAILABLE 21st MARCH
- DEPOSIT ALTERNATIVE AVAILABLE
- Ladbroke Village
- Character Home
- Two Bedrooms
- Picturesque Location with Excellent Commute Links
- Rear Private Garden
- Non-Restricted On Street Parking
- Energy Rating D
- Council Tax Band C



**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**£995 PCM**