



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.

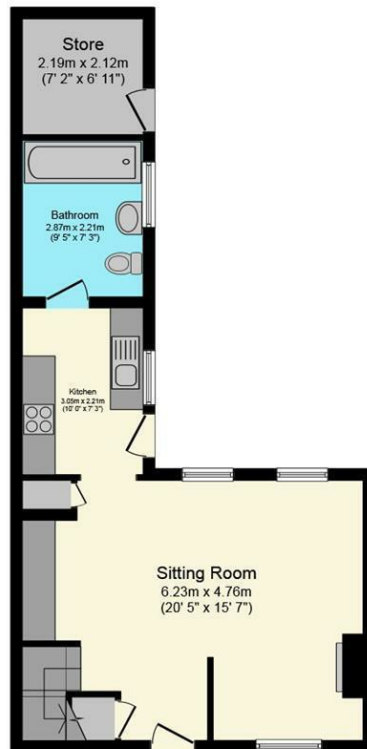
Externally, the property enjoys a quaint rear  
garden and additional outside storage. Further  
benefits include gas central heating throughout  
and unrestricted parking to the front. This  
property is offered unfurnished.

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.









**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

## 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

**£995 PCM**