



Ladbroke Farm
Banbury Road | Ladbroke | Southam | Warwickshire | CV47 2BY

LADBROKE FARM



Ladbroke Farm is a truly rare and captivating Grade II Listed farmhouse, offering an exceptional combination of period character, substantial accommodation, and remarkable versatility, all set within approximately one acre of mature and beautifully established grounds. Tucked away in the quiet Warwickshire village of Ladbroke, this distinctive country home provides a wonderful sense of privacy whilst remaining well placed for Southam, Leamington Spa, Banbury, and the wider road network.



STEP INSIDE

The main house extends to approximately 4,371 sq. ft, with further attic and cellar space, and is complemented by an impressive collection of outbuildings. In total, the property offers approximately 6,595 sq. ft of accommodation and ancillary space. Exposed timbers, brickwork, and characterful architectural details sit comfortably alongside generous family living spaces, while the games room, gym, garaging and extensive storage create a lifestyle offering that is increasingly difficult to find.

Ground Floor

The accommodation is arranged across an intriguing and characterful footprint, with a welcoming entrance hall providing access to the principal ground-floor rooms. Throughout the house, exposed beams, traditional joinery, and period detailing give an immediate sense of the property's history and individuality.

The kitchen is fitted with a range of bespoke cabinetry and generous work surfaces, with exposed brickwork, substantial timbers, and a Range style cooker adding to its country-house character. It connects naturally with the adjoining dining spaces, creating a practical arrangement for everyday family life and entertaining.

There is an excellent choice of reception rooms. The sitting room is particularly atmospheric, with exposed brick walls and beams together with a wood-burning stove forming a natural focal point. Two separate dining areas provide considerable flexibility for formal entertaining and relaxed family dining, while the substantial living room offers another impressive reception space.

A dedicated office provides an ideal environment for home working, while the ground floor is further supported by a utility room, cloakroom facilities, and useful ancillary spaces. A cellar provides additional storage.

















First & Second Floors

The upper floors provide five bedrooms arranged across the first and second floors, creating flexible accommodation well suited to family life, guests, or those requiring additional private space.

The principal bedroom is a particularly charming room, rich in period character with extensive exposed timbers and windows bringing in plenty of natural light. A freestanding roll-top bath adds a luxurious and distinctive feature, while the first floor also provides further bedrooms and bathroom facilities.

Two additional bedrooms are positioned on the second floor alongside useful attic areas, offering further flexibility and valuable storage. The arrangement across the upper floors reinforces the sense of space and individuality found throughout this historic home.

With its generous proportions and adaptable layout, Ladbroke Farm offers the opportunity to create distinct areas for family, guests, and home working while retaining the warmth and character of a traditional farmhouse.









STEP OUTSIDE

Ladbroke Farm sits within approximately one acre of mature grounds, creating a wonderfully private setting around the house. Established trees, sweeping lawns, a beautiful stream, and mature planting provide an attractive backdrop, while terraces and seating areas offer numerous places for outdoor dining, entertaining, and relaxation.

A particular strength of the property is the exceptional range of outbuildings arranged around the generous courtyard. These provide extensive garaging, carport, and storage space and give the property a level of practicality and versatility rarely available in a village setting.

Among the outbuildings is a superb games room extending to approximately 34 ft in length currently arranged with space for a pool table, table football, and television area. A separate gym provides another excellent lifestyle space, with adjoining storage and ancillary accommodation. Collectively, the outbuildings extend to approximately 1,589 sq. ft and could suit a wide variety of hobbies, collections, and recreational uses.

The substantial courtyard provides extensive off-road parking and access to the various garages and outbuildings. Combined with the mature grounds and peaceful village position, the outside space gives Ladbroke Farm the feel of a private country retreat.

Location

Ladbroke is a picturesque and peaceful Warwickshire village surrounded by attractive countryside, offering an appealing rural lifestyle while remaining conveniently placed for everyday amenities. The village's quiet lanes, period homes, and surrounding footpaths create an attractive setting for those seeking village life without feeling isolated.

The nearby market town of Southam provides a broad range of shops, schools, and everyday services, while Leamington Spa, Warwick, and Banbury offer more extensive shopping, dining, leisure, and educational facilities. The area is also well regarded for its choice of both state and independent schooling.

For commuters, the property is well positioned for access to the regional road network, including the M40, with rail services available from nearby towns providing connections towards Birmingham and London.









INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band G - Stratford-on-Avon District Council

Property Construction: Standard - Brick & Tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains gas

Broadband: FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Multiple off Road Spaces and Garaging

Total Internal Floor Area: 5,006 sq. ft (6,595 sq. ft including outbuildings)

Notes: The property is Grade II Listed and situated in Ladbroke Conservation Area.

There are historic covenants and rights related to the property - please speak with the agent for more information.

The property is split across two title numbers.

Viewing Arrangements

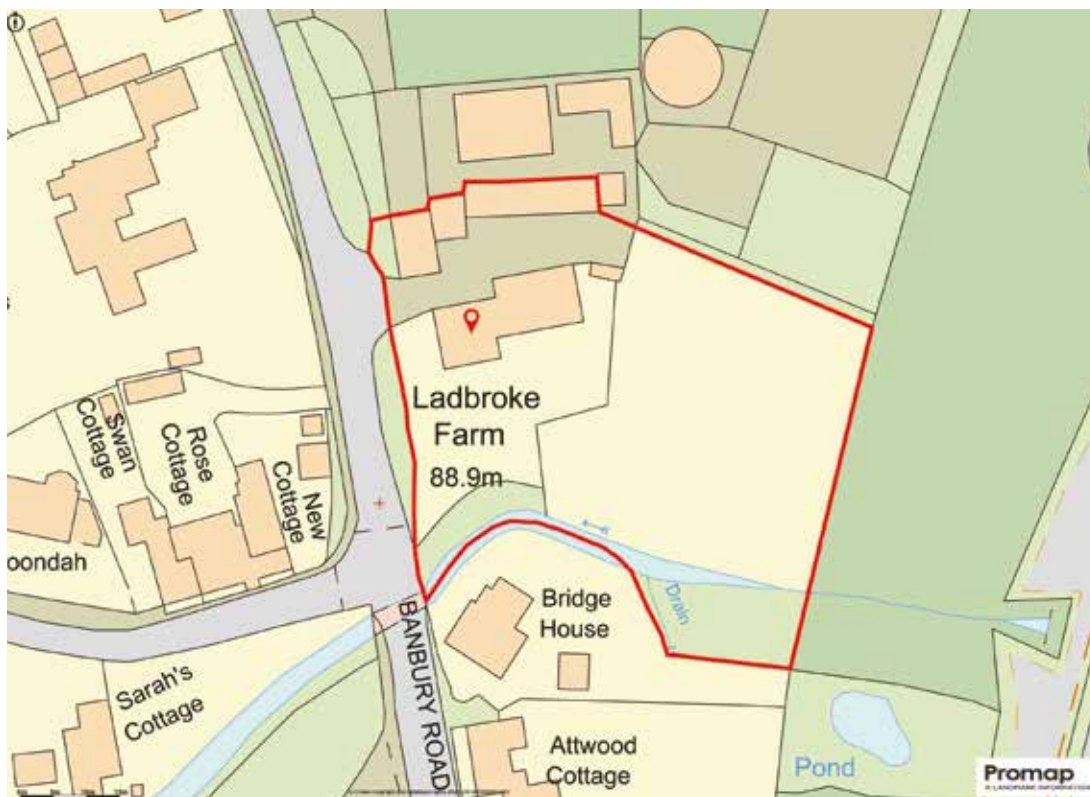
Strictly via the vendors' sole agents Fine & Country on 01926 455 950 or 07860 623 178.

Website

For more information visit: www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





EPC Pending

GROSS INTERNAL AREA: 4371 sq ft, 406 m2

ATTIC & CELLAR 361 sq ft, 34 m2

LOW CEILINGS: 274 sq ft, 26 m2

ALL OUTBUILDINGS: 1589 sq ft, 148 m2

OVERALL TOTALS: 6595 sq ft, 614 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property-related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed

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*We value the little things
that make a home*



NICOLA MOORE

BRANCH PARTNER

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Nicky has worked with Fine & Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

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FOUNDATION

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