

# Hillview, Windmill Lane

Ladbroke, Southam CV47 2BN

Guide Price £650,000

# Hillview, Windmill Lane

Being quietly and attractively positioned within Ladbroke village, this extended semi-detached cottage adjoins a former dairy and exudes character with exposed timbers to the majority of rooms. One of the significant advantages of the cottage is its suitability for family living with two separate reception rooms, four bedrooms and two bathrooms, whilst the kitchen has been extended to form a large open plan kitchen, dining and family room extending across the rear of the property. This in itself is a rare feature in a character property such as this. No less impressive is the rear garden which, in addition to being well proportioned, has been beautifully landscaped and planted with alfresco dining areas, lawned areas and a large pond. To the front of the property there is parking, giving direct access to a larger than average garage. The property is gas centrally heated with solar panels also contributing significantly to the running costs. Overall this is an excellent opportunity to purchase a characterful four bedroomed cottage in an equally characterful and peaceful village location.

## Features

- Extended Semi-Detached Cottage
- Two Reception Rooms With Wood Burner and Open Fire
- Extended Kitchen/Dining Family Room
- Four Bedrooms
- Two Bathrooms
- Foregarden, Parking and Garage
- Fabulous Rear Garden
- Immense Charm and Character
- Quiet Village Setting







### 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 also being a popular public house and eatery within the village, The Bell Inn.

### ON THE GROUND FLOOR
Attractive gabled entrance porch with panelled entrance door opening into:-

### SITTING ROOM
4.47m x 3.33m (14'8" x 10'11")
With beamed ceiling, engineered oak flooring, UPVC double glazed window to front elevation, central heating radiator, open cast iron fireplace with quarry tiled hearth, central heating radiator, door to understairs storage cupboard and door to:-

### LOUNGE
4.55m x 3.43m (14'11" x 11'3")
With beamed ceiling, recessed exposed brick fireplace housing cast iron wood burning stove, set on a tiled hearth with beam over, engineered oak flooring, central heating radiator, UPVC double glazed window to front elevation, rear window allowing borrowed light from the kitchen/dining room and three wall light points.

### INNER PASSAGEWAY
With door to staircase which ascends to the first floor, central heating radiator, access to the kitchen and door to:-

### CLOAKROOM/WC
With low level WC, wash hand basin with mixer tap and integrated cupboard below, ceramic tiled floor, central heating radiator and beamed ceiling.

### EXTENDED KITCHEN/DINING FAMILY ROOM
7.65m x 3.91m (25'1 x 12'10")
Which extends across the full width of the rear of the cottage with the kitchen area featuring an attractive range of cream panelled style units complemented by Corian worktops, tiled splashbacks and incorporating base cupboards and drawers providing numerous storage solutions, including pan drawers, space for a range style cooker with Rangemaster filter hood over, food storage unit, together with coordinating wall cabinets, cupboard concealing dishwasher space, beamed ceiling throughout to the dining and family area, ceramic tiled floor and UPVC double glazed windows together with matching French style doors across the rear of the room and opening into the rear garden.

### ON THE FIRST FLOOR

### LANDING
A spacious landing which is large enough to double as a home office area, having exposed beams, UPVC double glazed window to rear elevation, central heating radiator, small access trap to the roof void and ledge and brace style doors giving access to:-

### MASTER BEDROOM
5.33m max into deep door recess x 3.07m (17'6" max into deep door recess x 10'1")
to front of fitted wardrobes.
Having deep fitted wardrobes extending across one side of the room providing both hanging and storage space, double glazed roof light, UPVC double glazed window, central heating radiator, ceiling downlighters and door to:-

### EN SUITE SHOWER ROOM
Which is fully ceramic tiled and complemented by modern fittings comprising low level WC, inset wash hand basin with mixer tap and integrated storage cupboard below, mirrored wall cabinet over, corner shower enclosure with double sliding doors giving access and fitted shower unit, chrome towel warmer/radiator and double glazed roof light.

### BEDROOM TWO (FRONT TO REAR)
4.70m x 2.82m max (15'5" x 9'3" max)
Which is fitted with a range of bult-in wardrobes and storage having antique effect pine doors fronting, two ceiling beams, UPVC double glazed windows to front and rear and central heating radiator.

### BEDROOM THREE (FRONT)
4.67m max x 2.72m max (15'4" max x 8'11" max)
With exposed timbers, UPVC double glazed window and central heating radiator.

### BEDROOM FOUR (FRONT)
2.39m x 2.13m (7'10" x 7'0")
Which is ideal for use as a home office, being fitted with a range of office furniture including work station, drawers and book shelving. UPVC double glazed window and central heating radiator.

### FAMILY BATHROOM
A spacious principal bathroom with four piece suite comprising pedestal wash hand basin, low level WC with bidet alongside, panelled bath with period style mixer tap and shower attachment, corner shower cubicle with glazed door giving access and fitted Mira shower unit, ceramic tiled floor, central heating radiator and two UPVC double glazed windows.

### OUTSIDE

### FRONT
The house enjoys an exceptionally characterful frontage with small lawned foregarden and cobbled pathway to the front entrance door. To the right hand side of this is a cobbled driveway which, as well as providing off-road parking space, also allows direct vehicular access to:-

### INTEGRAL GARAGE
6.96m x 4.14m (22'10" x 13'7")
Being of larger than average proportions and having double timber doors fronting, electric light and power and UPVC double glazed window to the rear with door alongside opening into:-

### UTILITY ROOM
4.11m x 2.13m (13'6" x 7'0")
A useful multi-purpose room with door giving access to the rear garden and used as both craft room and utility with sink unit, plumbing for washing machine, Worcester gas fired boiler, central heating radiator, ceramic tiled floor and UPVC double glazed door giving access to the rear garden.

### REAR GARDEN
The rear garden is generous in size and affords a good degree of privacy and screening, having been landscaped and presented beautifully. Beyond a cobbled alfresco patio/dining area to the rear, the principal garden is lawned with abundantly stocked beds and borders surrounding. The middle of the garden is given over to a large goldfish/koi pond whilst to one side there is a greenhouse and timber shed. Alongside this is a pergola which provides a further outdoor dining space with barbecue/pizza oven, wood store and tiled floor. The garden is a true haven which has been kept very much in character with the style and period of the cottage.

### DIRECTIONS
Postcode for sat-nav - CV47 2BN
what3words - fenced.bookings.wimp

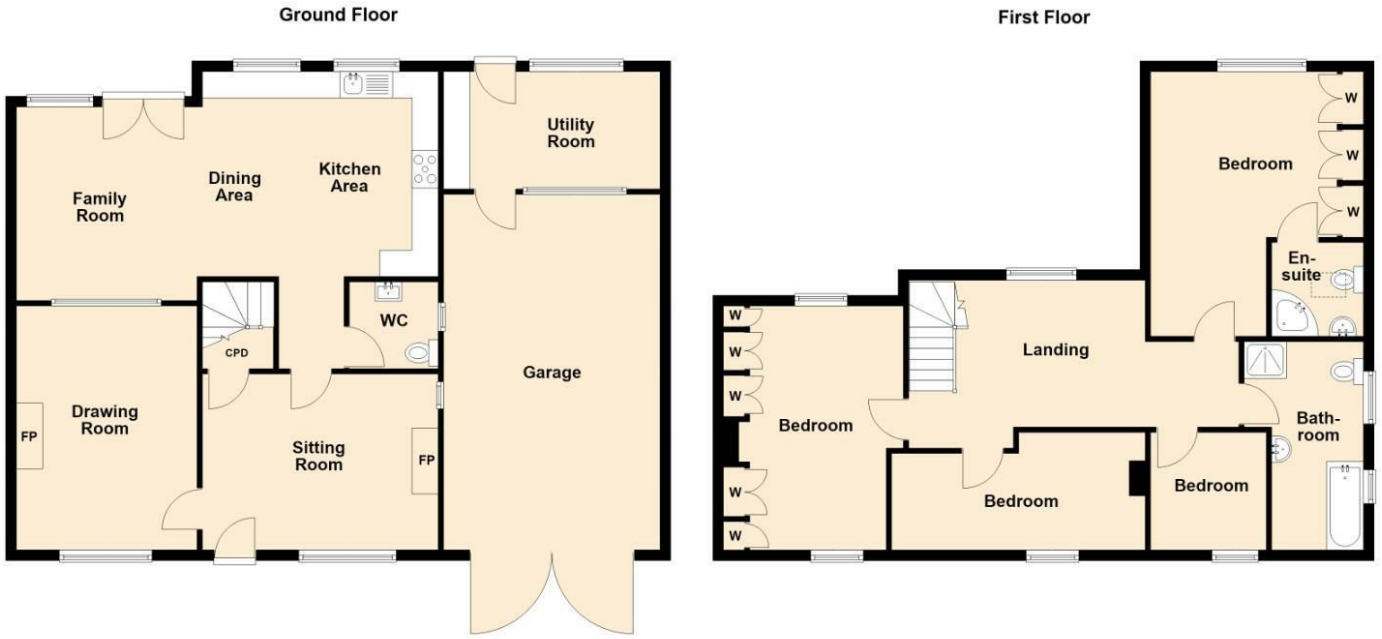








## Floorplan




Total area: approx. 185.3 sq. metres (1994.3 sq. feet)

## General Information

### Tenure

Freehold

### 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.

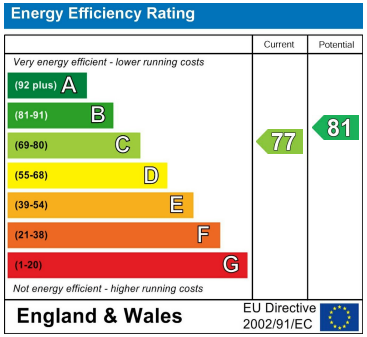
### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band E - Stratford District Council





## Contact us

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## Visit us

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