



Ladbroke Hall

Ladbroke Southam CV47 2DF

for sale offers over
£160,000



Property Description

Ladbroke Hall is a charming Grade II listed residence set within picturesque countryside, offering a rare blend of character, tranquillity and lifestyle appeal. The beautifully maintained grounds include an orchard, lake, woodland, sweeping lawns, a communal swimming pool, tennis court, allotment and laundry facilities-creating an exceptional setting for residents to enjoy.

Nestled within the elegant surroundings of Ladbroke Hall, this well-presented and generously proportioned apartment is approached via a paved pathway through the communal gardens. The accommodation briefly comprises an entrance hall, spacious lounge diner, breakfast kitchen, two double bedrooms and a bathroom, providing comfortable and versatile living space throughout.

Further benefits include gas fired radiator heating, a single garage en bloc, allocated parking and additional visitor parking.

The property enjoys access to approximately 6½ acres of immaculately kept communal grounds, featuring paved areas close to the residences, beautifully tended lawns and mature shrubs. Residents also benefit from a tennis court and an outdoor swimming pool with sun terrace, complemented by barbecue facilities and a timber storage shed for garden furniture-ideal for relaxing and entertaining in the warmer months.

A wonderful opportunity to enjoy apartment living in a stunning countryside setting, combining period charm with superb shared amenities.

Approach

Benefiting from a lively community spirit, the picturesque village of Ladbroke is mentioned in the Domesday Book and is known for its stunning outlook, pub/restaurant, public house and its beautiful 12th century church. There is also an active village hall with organised events and entertainment. It is just two miles away from the market town of Southam and conveniently situated for access to Banbury, the M40 and Royal Leamington Spa. Excellent additional shopping facilities can be found in Leamington Spa, Banbury and Warwick. There are excellent bus services to the neighbouring towns and villages and easy access to the market town of Southam and its comprehensive range of amenities and facilities including the highly regarded Southam College for secondary education.

Ladbroke hall is a delightful residence set in approximately six acres of beautiful countryside, within the grounds it benefits from having an orchard, lake, woodland, lawns, a communal swimming pool, tennis court, allotment and laundry facilities.

The property has been thoughtfully updated throughout by the current owners and the much improved accommodation in more detail comprises, front door through to:

Communal Hallway

Stairs rising to first floor apartment, window to side, opaque glass panel door through to:

Entrance Hall

Doors to bedrooms, bathroom, lounge diner, kitchen, a radiator and a storage cupboard .

Bathroom

Fitted with a white suite comprising panel bath with shower and shower screen, hand wash basin, low level WC, part tiled walls, ladder radiator.

Kitchen

Fitted with a range of wall and floor units with work surface over incorporating single bowl single drainer sink unit with mixer tap. Built under work surface electric oven and induction hob inset to work surface and cookerhood over. space for fridge freezer, built in washing machine and dishwasher, radiator. Double glazed window to the front and side aspect.

Lounge Diner

Welcoming room with television aerial point, radiators. Double glazed window to the side and rear aspect.

Bedroom One

Double glazed window to the rear aspect and radiator.

Bedroom Two

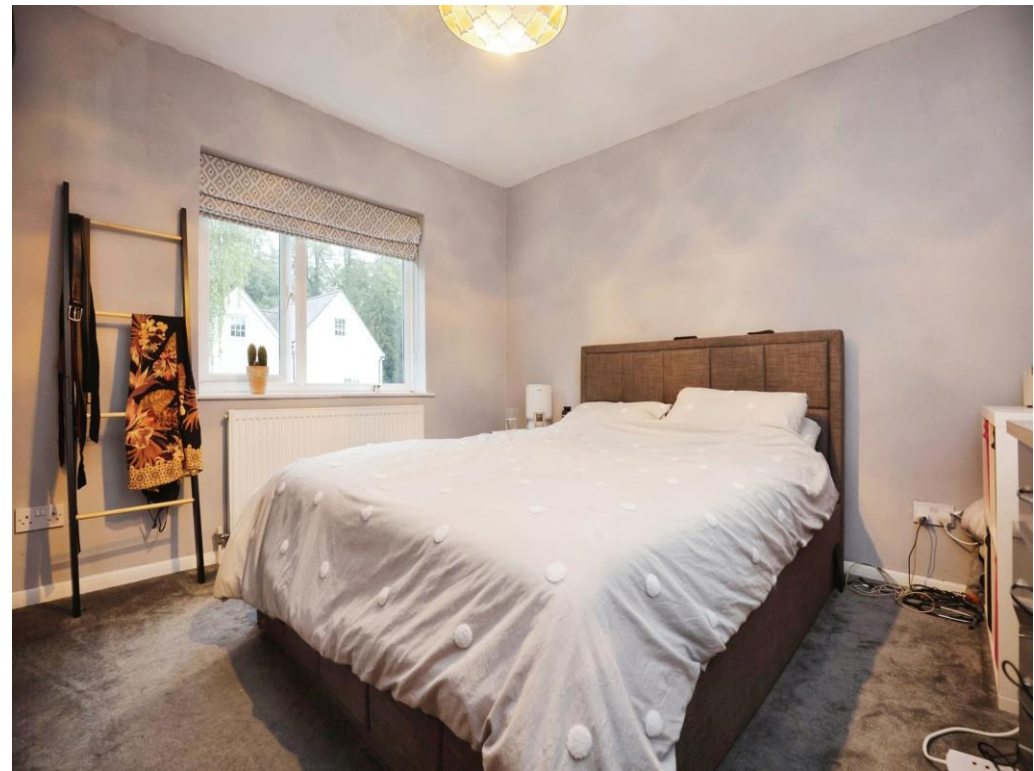
Double glazed windows to the rear and front aspect. A radiator.

Single Garage En Bloc

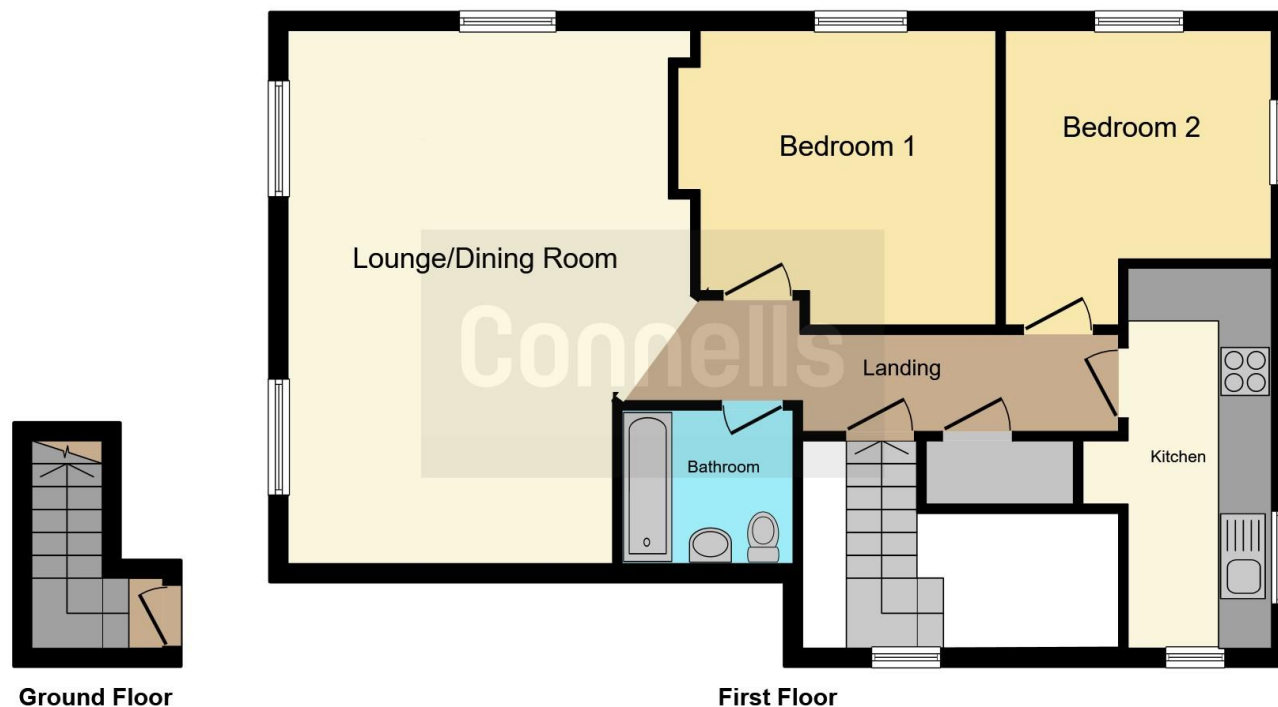
With up and over garage door.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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84 Coventry Street
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EPC Rating: D

Council Tax
 Band: C

Service Charge:
 3000.00

Ground Rent:
 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STH104650

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Jul 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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