



Connells

Ladbroke Hall
Ladbroke Southam

Ladbroke Hall

Ladbroke Southam CV47 2DF

for sale
£295,000



Property Description

Occupying a distinguished position within a magnificent Grade II Listed Manor House, this exceptional two-bedroom first-floor apartment combines period elegance with spacious modern living. Set amidst approximately six acres of beautifully maintained communal grounds, the property enjoys a peaceful and picturesque setting while benefiting from an array of exclusive resident facilities.

Upon entering, you are welcomed into a bright and generously proportioned sitting and dining room, where large windows flood the space with natural light and provide delightful views over the surrounding grounds. The adjoining kitchen is thoughtfully arranged, offering a range of fitted units, ample workspace and practical storage.

The principal bedroom is an impressive room of excellent proportions, enjoying wonderful outlooks across the front of the property and showcasing the charm and character synonymous with homes of this era. A second spacious bedroom provides flexible accommodation, ideal as a guest room, home office or additional reception space. Completing the accommodation is an attractively appointed bathroom featuring a freestanding bath, adding a touch of luxury.

enjoys a peaceful rural setting surrounded by approximately six acres of beautifully maintained communal grounds. The sought-after village of Ladbroke offers the perfect balance of countryside living and convenience, with easy access to Southam, Leamington Spa, Warwick and Rugby. Residents benefit from an exceptional range of on-site amenities, including an outdoor swimming pool, tennis courts and picturesque ornamental pond, all contributing to the unique lifestyle offered by this exclusive development. Combining historic character, stunning surroundings and excellent transport links, Ladbroke Hall presents a rare opportunity to enjoy elegant country living in a truly special setting.

Location

Ladbroke Hall occupies an enviable position within one of Warwickshire's most prestigious residential developments. Set within a magnificent Grade II Listed manor house dating back to the 17th century, the property

Resident Amenities/grounds

Ladbroke Hall's outstanding grounds are a particular feature of the development, providing residents with access to expansive lawns, an outdoor swimming pool, tennis courts and a beautiful ornamental pond. Offering a rare combination of historic character, generous living space and superb communal facilities, this unique home must be viewed to be fully appreciated.

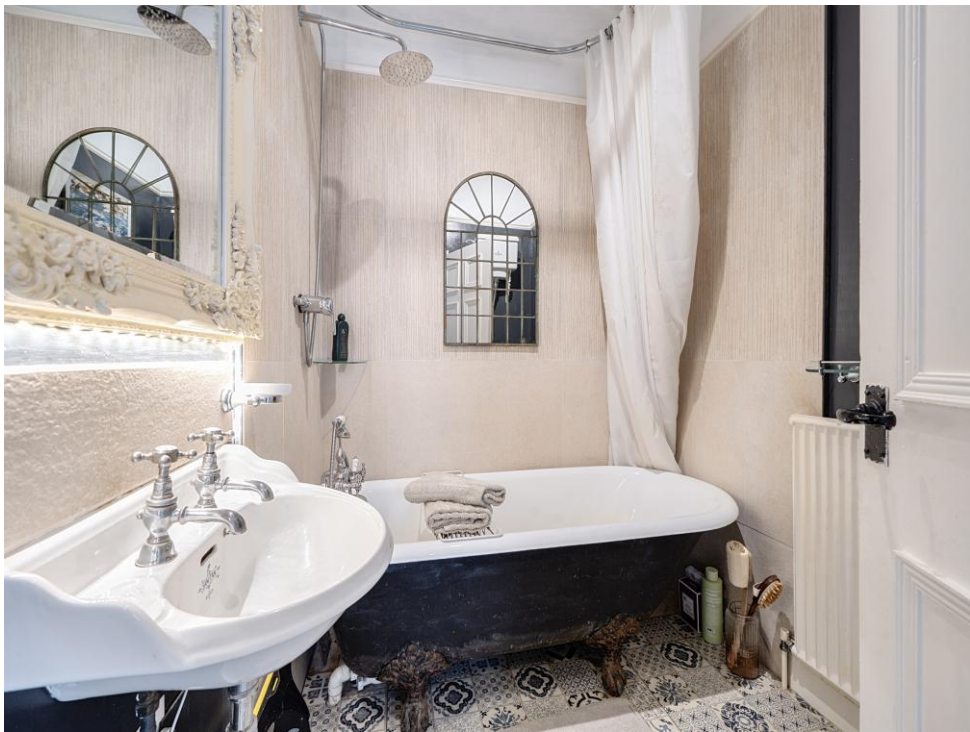
Lease Information

The property is leasehold with a lease length of 999 years from 19-Feb-1973. The property is subject to management charges to include an annual service charge of £3120.00.

Buyer 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.





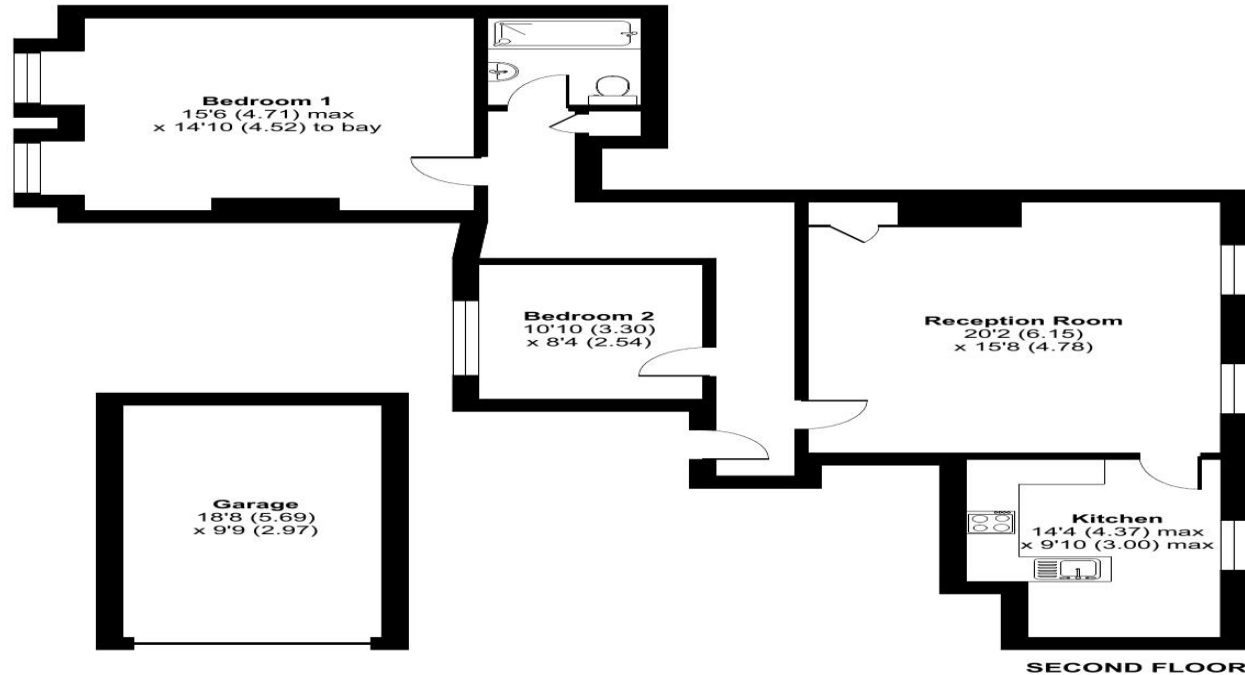
Ladbroke Hall, Ladbroke, Southam, CV47

Approximate Area = 991 sq ft / 92.1 sq m

Garage = 183 sq ft / 17 sq m

Total = 1174 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1495220

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating:
Exempt

Council Tax
Band: D

Service Charge:
3120.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STH105307

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Feb 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH105307 - 0003