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CHARTERED SURVEYORS



8 LADBROKE HALL, LADBROKE

**8 LADBROKE HALL
CHURCH LANE
LADBROKE
WARWICKSHIRE
CV47 2DF**

Situated 2 miles from Southam, 11 miles to Banbury, 10 miles to Warwick and Leamington Spa, and within 5 miles of Junction 12 of the M40 Motorway at Gaydon

**A REFURBISHED & WELL PRESENTED
TWO BEDROOM LUXURY APARTMENT
FORMING PART OF THE GLORIOUS
LADBROKE HALL HOUSE & GROUNDS**

Entrance Hall, Living Room, Kitchen, Two Bedrooms, Bathroom, Double Garage, Tennis Court, Swimming Pool, Six Acres. EPC Band C

Viewing through: Kineton office
01926 640498
kineton@seccombes.co.uk

Ladbroke is a pretty Warwickshire conservation village, within easy access of a number of large towns and national transport links. The village offers a popular Public House and pretty Parish Church.

The nearby market town of Southam, offers a comprehensive range of local shops, supermarket, primary and secondary schooling, public houses, leisure centre and public library.

The surrounding countryside offers a wide range of outdoor pursuits including, walking, cycling, horse riding and even sailing at Draycote Water reservoir 9 miles away. Excellent national transport links are 5 miles to the M40 and 9 miles to the mainline railway station at Leamington Spa with regular services to London Marylebone taking just over one hour.

Ladbroke Hall is positioned on the outskirts of this pretty Warwickshire Village, within six acres of glorious gardens and parkland adjoining the surrounding countryside. Approached by a gravel driveway to the front of the main house, the original front door to Ladbroke Hall, opens to a Reception Hall with an ornate staircase rising to the first floor and access to No. 8.

The property offers a wonderful rural lifestyle with well maintained gardens and grounds including

swimming pool, tennis court and formal lawns. No. 8, comprises a recently updated modernised two bedroom apartment, within this fine picturesque setting and Grade II Listed building.



No. 8 Entrance Hall with cornice to ceilings, built-in storage cupboard with shelving.

Living Room a wonderfully spacious room with two sash windows with window seats, enjoying a southerly aspect over the gardens and grounds, and onto the surrounding countryside. Alcoves with fitted shelves and a connecting door to the:



Kitchen fitted with solid wood worktops to two walls and window recess, with range of built-in storage cupboards and drawers underneath and matching wall cupboards over. Inset 1½ bowl single drainer sink, space and plumbing for washing machine and fridge freezer. Integrated slimline dishwasher, built-in single electric oven with gas hob over, extractor hood and built-in microwave oven. Gas fired boiler. Tiled floor. Spotlights to ceiling. Attractive outlook to the rear of the property over the gardens and grounds.

Bedroom One is a large spacious room with built-in wardrobe cupboards with sliding doors and outlook to the rear of the property over the gardens and grounds.



Bedroom Two with outlook to the front of the property and the gardens and grounds.

Bathroom has recently been updated with a white suite, including panelled bath with shower screen and wall mounted electric shower over, pedestal basin and close coupled WC. Chrome towel radiator, extractor fan, tiled walls and electric shaver point.



OUTSIDE

The gardens and grounds are understood to amount to approximately six acres and include Woodland, Pond, Tennis Court, Swimming Pool, Croquet Lawn and parkland. There is ample shared parking in the two main carparks to the front and rear of the grounds, communal Wash Room, private vegetable gardens, drying area and car washing area. No. 8 Ladbroke Hall also has a **Double Garage** en-bloc.

GENERAL INFORMATION

Tenure

The property is offered Leasehold on a 999-year lease understood to date from 1978, with a share of the Freehold.



Maintenance Charge

The property is understood to be subject to a maintenance charge of £200 pcm towards the upkeep, maintenance and facilities within the communal areas, gardens, grounds and facilities.

Services

Mains water, electricity, gas and drainage are connected.

Energy Performance Certificate

Current: 70 Potential: 81 Rating Band: C

Council Tax

Payable to Stratford-on-Avon District Council and No. 8 Ladbroke Hall is listed in Band C.

Fixtures and Fittings

All items mentioned in these particulars are included in the sale. All other items are expressly excluded.

Directions

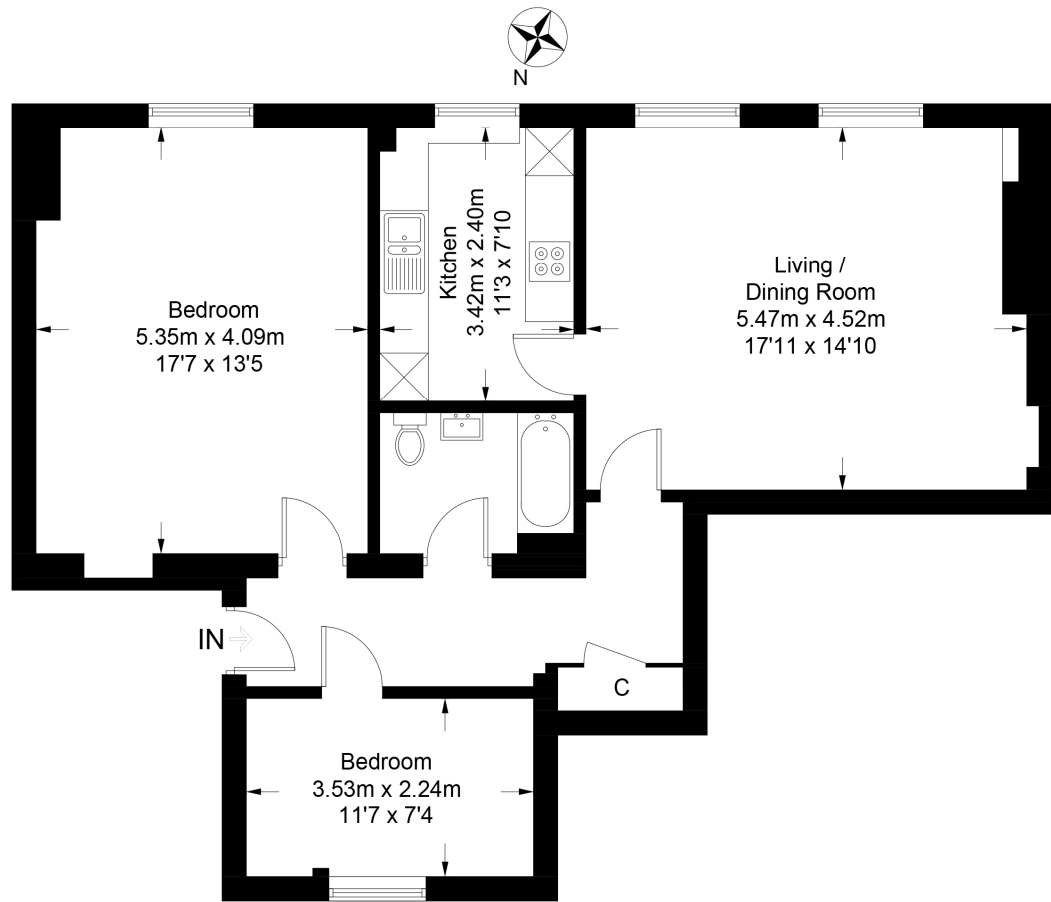
From Ladbroke Village centre, proceed South-West along School Lane and into Church Lane, where the entrance to Ladbroke Hall will be found on the left-hand side.



IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances, or any specific fittings. Any areas, measurements, or distances we have referred to are given as a guide only and are not precise.

AJC/2067/23.04.2021.



First Floor

Approximate Gross Internal Area = 80.0 sq m / 861 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID697831)