



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.

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 built-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.

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

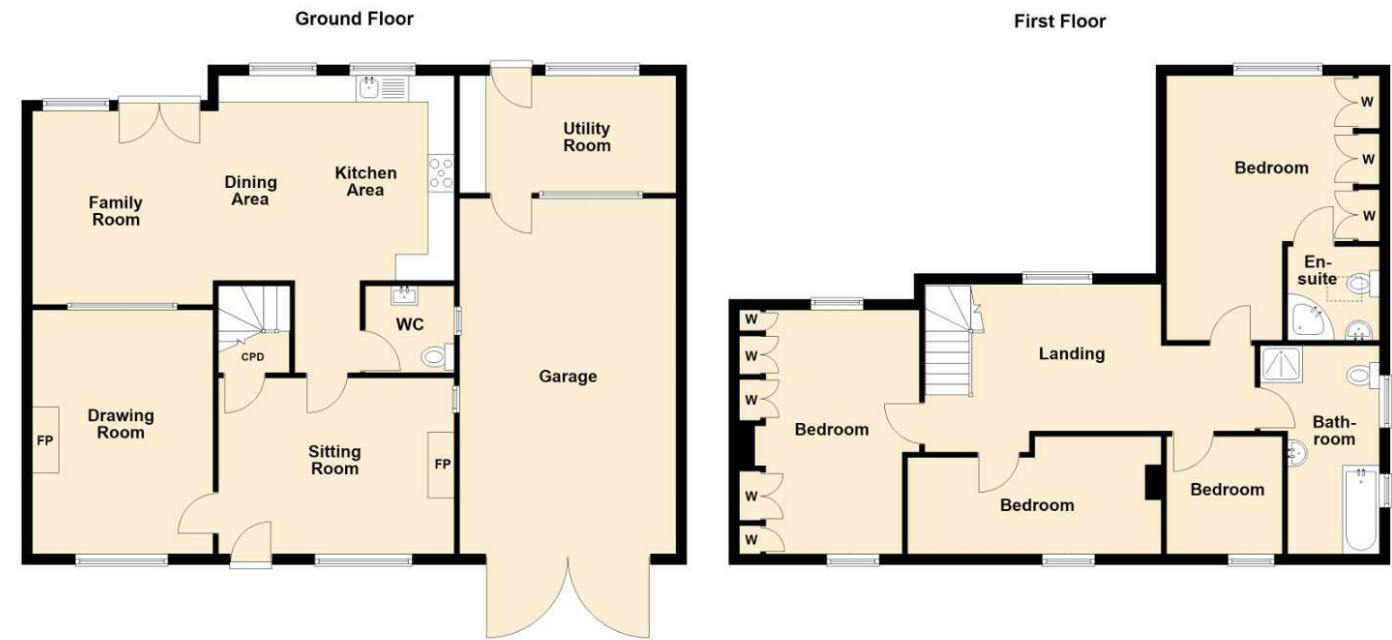
Immense Charm and Character

Quiet Village Setting





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC