



3 Hedges Close

Southam CV47 2BE

Offers Over £700,000



# 3 Hedges Close

## Ladbroke

Being attractively positioned within a small cul-de-sac of similar executive detached houses, this four bedroomed detached family home is of an appealing Victorian style double-fronted design. Having undergone various improvements by the present owners, the gas centrally heated accommodation includes a comfortable lounge with feature wood burner, separate dining room and a garden room overlooking the rear garden. The spacious kitchen enjoys underfloor heating as well as a central island unit, whilst on the first floor the four bedrooms are complemented by en suite facilities to the master bedroom. Windows throughout the property have been thoughtfully replaced with the front windows being of sash design to reflect the period theme of the house. Externally, there are attractive gardens to front and rear, the rear being particularly well stocked, along with direct access to a double garage. Overall this is an exceptional opportunity to purchase a modern family home within a characterful 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

Double glazed period style entrance door opening into:-

### RECEPTION HALLWAY

With staircase off ascending to the first floor, engineered oak flooring, access to understairs storage cupboard, central heating radiator and doors to:-

### CLOAKROOM/WC

Being attractively appointed with ceramic tiled floor, complemented by modern white fittings comprising low level WC, surface mounted wash hand basin and mixer tap with cupboard below and towel warmer/radiator.

### LOUNGE

5.26m x 3.73m (17'3" x 12'3") Having dual aspect double glazed window and engineered oak flooring, the focal point of which is a recessed fireplace with exposed brickwork to either side and beam over with wood burning stove, central heating radiator and through access to:-

### GARDEN ROOM

4.67m x 3.43m (15'4" x 11'3") Having engineered oak flooring extending through from the lounge, double glazed windows surrounding, together with French doors giving

access to the rear garden, central heating radiator, downlighters and double doors to the kitchen.

### DINING ROOM

3.71m x 3.05m (12'2" x 10'0") With engineered oak flooring, dual aspect double glazed windows and central heating radiator.

### BREAKFAST/KITCHEN

4.93m x 3.66m (16'2" x 12'0") A spacious kitchen equipped with a range of wood panelled units featuring a central island unit having granite worktops and additional storage beneath the island unit itself, a further excellent range of base cupboards and drawers complemented by coordinating wall cabinets to three sides, space for a large range style cooker with fitted Belling filter hood over, downlighters along with pelmet style downlighters over an undermounted stainless steel sink unit with mixer tap and InSinkErator waste disposal, integrated Kenwood dishwasher, together with integrated larder style freezer, underfloor heating throughout the kitchen, central heating radiator, together with further electric radiator, double glazed doors giving external access to the rear garden and access to:-

### STUDY

1.80m x 1.63m (5'11" x 5'4") Providing a small but useful workspace with fitted desk/work station, wall mounted double cupboard, central heating radiator, Worcester gas fired boiler and door to:-

### UTILITY AREA

5.33m x 1.93m (17'6" x 6'4") Forming an extremely useful covered utility space between the house and the garage and featuring ceramic tiled floor, double glazed doors to front and rear and various fitted storage cupboards with undermounted Belfast style sink, wood worktop and space for washing machine.

### ON THE FIRST FLOOR

### LANDING

A gallery style landing with access trap to the roof space, built-in airing cupboard housing the hot water cylinder and doors to:-

### MASTER BEDROOM (REAR)

3.78m x 3.66m (12'5" x 12'0") With a range of fitted furniture comprising storage cupboards, bedside drawer cabinets and mirrored wardrobes, further built-in wardrobe/storage cupboard, double glazed window, central heating radiator and door to:-

### RE-FITTED EN SUITE SHOWER ROOM

With coordinating ceramic tiled underfloor heating and partly tiled walls, modern white fittings comprising low level WC, surface mounted wash hand basin with surface mounted mixer tap and integrated storage below, corner shower enclosure with sliding door giving access and fitted dual head shower unit, towel warmer/radiator, downlighters and obscure UPVC double glazed window.

### BEDROOM TWO (FRONT)

4.24m x 2.72m (13'11" x 8'11") With two double glazed windows, central heating radiator and built-in wardrobing.

### BEDROOM THREE (FRONT)

3.07m x 2.72m (10'1" x 8'11") With large built-in wardrobe/storage cupboard, double glazed window and central heating radiator.

### BEDROOM FOUR (REAR)

2.72m + door recess x 2.41m (8'11" + door recess x 7'11") With double glazed window and central heating radiator.

### BATHROOM

Being partly tiled with white fittings comprising low level WC with concealed cistern, inset wash

## Features

Modern Detached Family House

Lovely Village Location

Three Reception Rooms

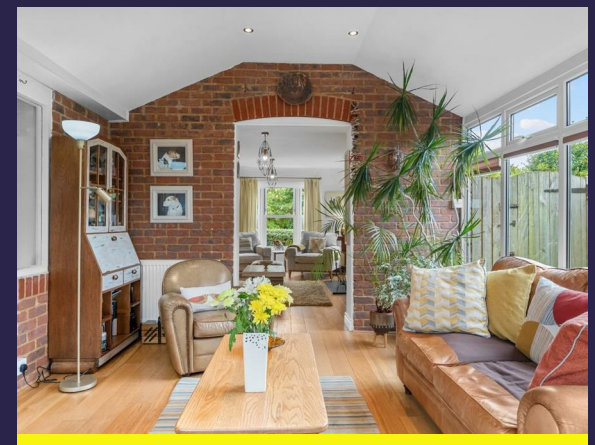
Spacious Kitchen

Four Bedrooms

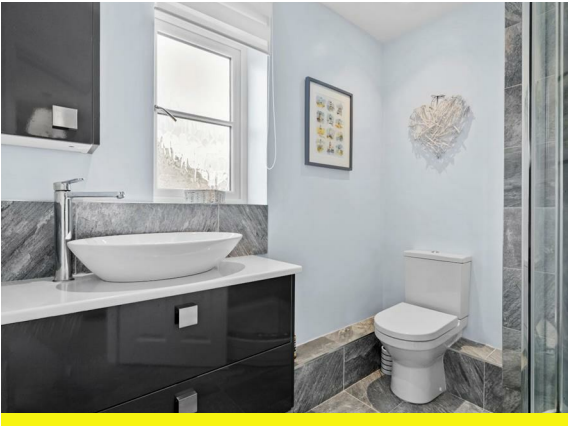
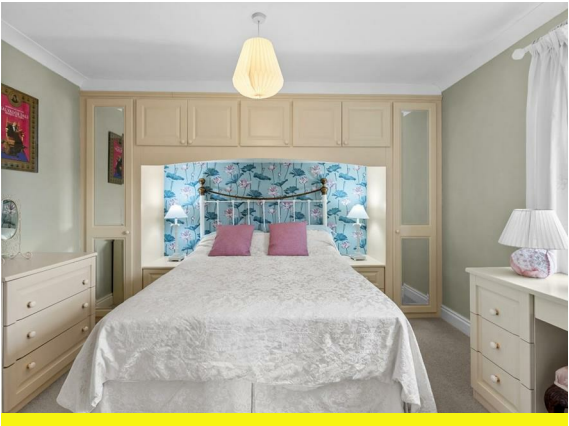
Two Bathrooms

Parking and Double Garage

Beautifully Planted Rear Garden









Floorplan



Total area: approx. 184.8 sq. metres (1989.1 sq. feet)

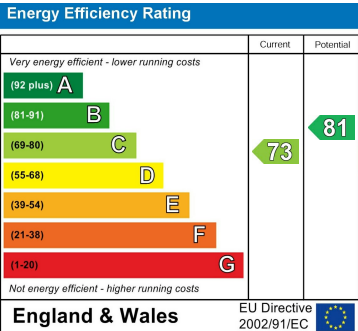
General Information

**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 F - Stratford District Council



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