



Cotswold Windmill Lane

Southam **CV47 2BN**

Offers Over £450,000

Cotswold Windmill Lane

Ladbroke

Being beautifully positioned close to the fringe of Ladbroke village and with a delightful outlook from the front, this detached bungalow provides accommodation with three excellent bedrooms. Occupying an exceptional plot with a long mature rear garden that dog-legs at the far end to extend across the rear of the neighbour's plot, the bungalow is considered ideal for those looking to downsize from a larger family home, but with an accent on peaceful village living. Internally, the gas centrally heated and double glazed accommodation includes a comfortable 'L' shape lounge/dining room, along with a kitchen having double glazed conservatory off. The three bedrooms are arranged toward the rear of the bungalow and are complemented by a shower room and cloakroom/WC. In addition to the aforementioned large rear garden, there is also a double garage with electrically operated door providing access. This is a rare opportunity to purchase a well proportioned bungalow within a charming yet convenient 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

Obscure glazed entrance door opening into:-

'L' SHAPE RECEPTION HALLWAY

With large access trap to the roof space, built-in airing cupboard housing the Ideal gas fired combination boiler, two further useful built-in storage and cloaks cupboards, central heating radiator and door to:-

CLOAKROOM/WC

Being partly ceramic tiled with two piece suite comprising low level WC, corner wash hand basin and obscure UPVC double glazed window.

'L' SHAPE LOUNGE/DINING ROOM

7.67m max x 5.44m max (25'2" max x 17'10" max)
- forming an 'L' shape.

With dual aspect UPVC double glazed windows including large double glazed picture window to the front, from which there is a lovely outlook, stone clad chimney breast with slabbed hearth and inset wood burner by Morso, engineered wood flooring to the lounge area, dual purpose air conditioning/heat unit, central heating radiator and through access to the dining area which has a further central heating radiator.

KITCHEN

3.48m x 2.97m (11'5" x 9'9")

Having been re-fitted with a range of modern panelled style units

with brushed chrome door furniture and comprising base cupboards and drawers with roll edged granite effect worktops over and tiled splashbacks, coordinating wall cabinets to three sides, inset circular sink unit with mixer tap, integrated electric hob with stainless steel filter hood over and fitted electric oven below, space and plumbing for dishwasher, ceiling downlighters and door to:-

CONSERVATORY

3.56m x 2.87m (11'8" x 9'5")

With UPVC double glazed picture windows surrounding, plumbing for washing machine and double glazed French style doors giving external access to the side and rear garden.

BEDROOM ONE (REAR)

3.86m x 3.35m (12'8" x 11'0")

With built-in double wardrobe and overhead storage, UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.56m x 2.57m (11'8" x 8'5")

With built-in double wardrobe and overhead storage cupboard, UPVC double glazed window and central heating radiator.

BEDROOM THREE (MIDDLE)

2.97m x 2.77m (9'9" x 9'1")

- plus door recess.

With built-in double wardrobe and overhead cupboard, UPVC double glazed window and central heating radiator.

SHOWER ROOM

With walls and floor fully ceramic tiled, together with white fittings comprising low level WC, surface mounted circular wash hand basin with mixer tap set onto a glass vanity unit, shower enclosure with fitted shower unit, sliding glazed door giving access and internal shower boarding, obscure UPVC double glazed window and central heating radiator.

Features

Beautifully Positioned Detached Bungalow

'L' Shape Lounge/Dining Room

Kitchen

Three Good Bedrooms

Shower Room and Cloakroom

Foregarden

Parking and Double Garage

Exceptional Mature 'L' Shape Rear Garden

Beautiful Semi-Rural Setting

OUTSIDE

FRONT

The bungalow is set behind a shaped lawned foregarden with picket style fencing forming the boundary and with various trees and shrubs to the perimeter including a magnificent flowering cherry tree. A timber gate opens onto the front paved pathway.

DRIVEWAY

A winding shared driveway gives access past Cotswold and the neighbouring property to a parking area positioned directly in front of the garage. From here there is also a gated access to the rear garden.

DOUBLE GARAGE

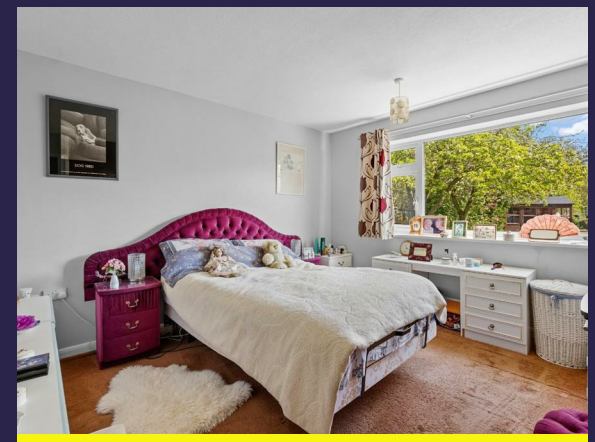
Being of brick construction with electrically operated up and over door fronting and electric light and power. A brick built store adjoins the rear.

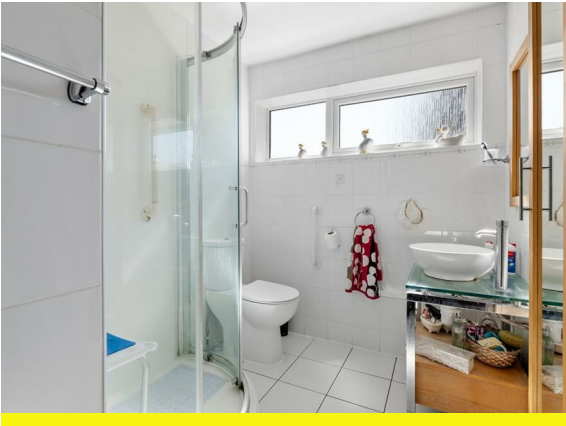
REAR GARDEN

The rear garden is one of the undoubted features of the property being of exceptional size and extending in a dog-leg shape to include a further area of garden that extends behind the neighbouring property. The garden is a mature haven and is predominantly laid to lawn with central pathway leading through, along with an aluminium framed greenhouse and timber summerhouse. At the end of the garden is a large netted caged area, previously used for the growing of fruit and vegetables. The garden is also set with and fringed by several attractive mature trees.

DIRECTIONS

Postcode for sat-nav - CV47 2BN.





Floorplan

Internal Living Area 1,125sq ft / 104.51m2 (excluding garage)



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General Information

Tenure
Freehold

Fixtures & Fittings

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.

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		91
(81-91) B		
(69-80) C		69
(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

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