



Ladbroke, Southam, CV47 2BT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 21st MARCH - DEPOSIT
ALTERNATIVE AVAILABLE *** 2 Bedroom Rural
Cottage - Full of Character. Melda Cottage is a
charming two-bedroom rural home located in the
picturesque village of Ladbroke, Southam.
Perfectly suited to a professional couple, this
beautifully maintained cottage is rich in original
features and offers a wonderful blend of
traditional charm and practical living.

The ground floor comprises a spacious open-plan
living room, enhanced by two feature fireplaces
and exposed original beams, creating a warm and
inviting space. The kitchen is fully equipped with a
gas oven and hob, fridge and washing machine.

In keeping with the cottage's traditional layout,
the family bathroom is located on the ground
floor and includes a bathtub with shower over,
WC, and hand basin.

Upstairs, the property offers two generous
double bedrooms. The first benefits from two
built-in storage cupboards, while the second is a
particularly spacious double featuring attractive
period details.

Externally, the property enjoys a quaint rear
garden and additional outside storage. Further
benefits include gas central heating throughout
and unrestricted parking to the front. This
property is offered unfurnished.

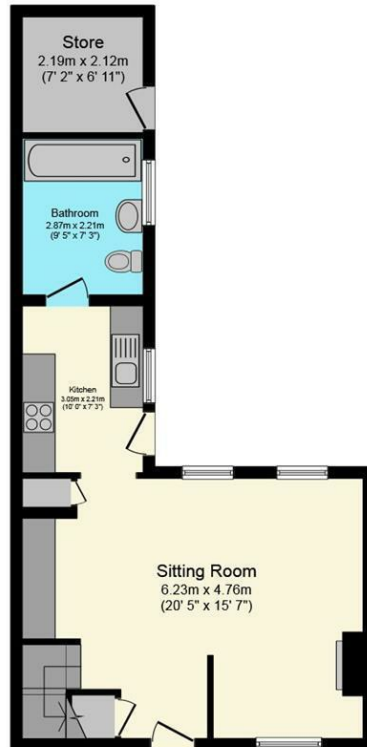
With beautiful rural views on your doorstep and
easy access to the M40, this property offers
peaceful countryside living with excellent
commuter links. Council Tax Band C. Energy
Rating D.





Key Features

- AVAILABLE 21st MARCH
- DEPOSIT ALTERNATIVE AVAILABLE
- Ladbroke Village
- Character Home
- Two Bedrooms
- Picturesque Location with Excellent Commute Links
- Rear Private Garden
- Non-Restricted On Street Parking
- Energy Rating D
- Council Tax Band C



Ground Floor



First Floor

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£995 PCM