



Ladbroke Hall, Ladbroke

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ESTATE AGENTS

Ladbroke Hall, Ladbroke, Southam

A rare opportunity to acquire an elegant apartment within the magnificent Grade II Listed Ladbroke Hall, an impressive Georgian country house set within beautifully maintained communal grounds in the sought-after village of Ladbroke, Warwickshire. Offers a truly luxurious country-house lifestyle, combining historic grandeur and architectural character with an exceptional range of private leisure facilities.

Set within the extensive grounds of this prestigious residence, residents enjoy the use of beautifully maintained communal gardens, a swimming pool and tennis courts, creating an idyllic setting in which to relax and enjoy the surrounding countryside. The property also benefits from private parking and a private garage, providing both convenience and valuable additional storage.

Ladbroke Hall is a wonderful example of Georgian architecture and offers an impressive sense of history and exclusivity. The opportunity to own a home within such a distinguished Grade II Listed building, while enjoying the privacy and lifestyle associated with a private country estate, is exceptionally rare.

The property is offered with a share of the freehold and benefits from approximately 980 years remaining on the lease. The current service charge is approximately £3,120 per annum.

Combining period elegance, a prestigious setting and outstanding leisure facilities including a swimming pool and tennis courts, at Ladbroke Hall presents a unique opportunity to enjoy an exceptional luxury lifestyle in one



of Warwickshire's most desirable historic settings.

- Grade II Listed Georgian country house
- Elegant and luxurious apartment within the prestigious Ladbroke Hall
- Set within beautifully maintained communal gardens and grounds
- Exclusive communal swimming pool
- Tennis courts within the grounds
- Private garage included
- Private/allocated parking
- Share of freehold
- Approximately 980 years remaining on the lease
- Service charge approximately £3,120 per annum





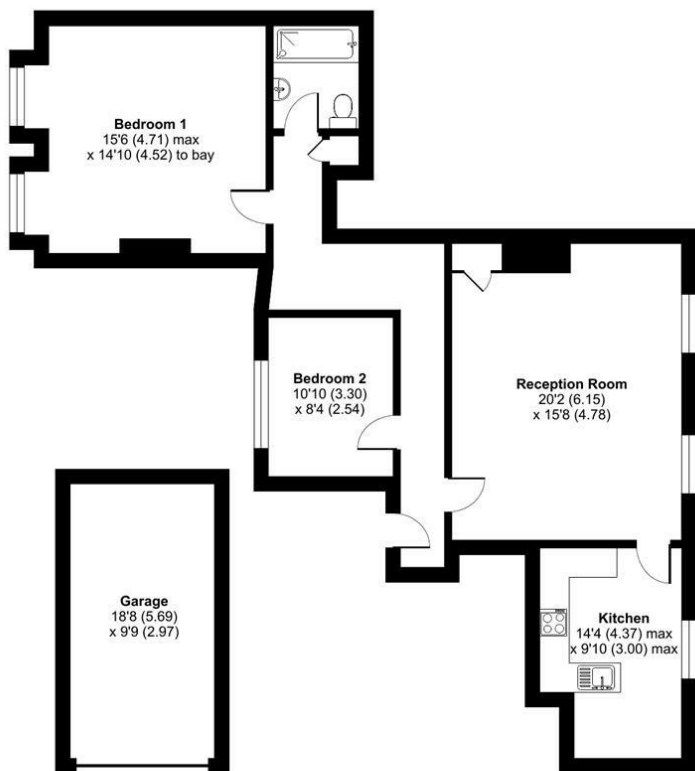
Ladbroke Hall, Ladbroke, Southam, CV47

Approximate Area = 991 sq ft / 92.1 sq m

Garage = 183 sq ft / 17 sq m

Total = 1174 sq ft / 109.1 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Flyp Homes Limited. REF: 1495220

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW

T: 01926 887723

sales@complete247.co.uk

www.complete247.co.uk

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