



The Cottage, Becks Lane, Stockton, Southam, Warwickshire, CV47 8JJ

HOWKINS &
HARRISON

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Stockton, Southam,
Warwickshire, CV47 8JJ

Guide Price: £450,000

A beautifully presented and extended four bedroom detached character cottage, with single garage and spacious garden room. Located in the heart of the village of Stockton, this property dates back to around 1890 and has charming character features, with a welcoming sitting room, spacious kitchen/breakfast room and an enclosed rear garden.

Features

- Character property
- Beautifully presented
- Brace & latch doors
- Exposed beams
- Kitchen/breakfast room
- Sitting room and office
- Single garage
- Off road parking
- Enclosed rear garden
- Spacious garden room
- Utility room



Location

Stockton is located just off the A426 and is ideally placed for easy access to the market town of Southam which is just 2.5 miles away, major road networks including the M40. There is a footpath from the park to nearby Southam and a local bus service which serves both Leamington Spa and Rugby. The village has a public house in the heart of the village with a further two close by situated on the nearby canal. There is a social club and a separate sports club offering football, cricket, netball and pétanque as well as a village shop with post office attached, a village hall, Chinese takeaway and Countrywide store. The village has a primary school with good Ofsted ratings, with further primary and secondary schooling available in Southam.



Ground Floor

The property opens into an entrance porch fitted with terracotta ceramic tiled flooring and wooden panelling. A further door leads into the charming sitting room with wooden flooring and exposed ceiling timbers. There is an attractive spiral staircase which provides access to the first floor, with the focal point of the room being a brick-built fireplace with oak beam over, flagstone hearth and wood burner inset. Brace and latch doors provide access into the kitchen/breakfast room and study which has further wooden flooring, fitted shelves and overlooks the side elevation. The spacious kitchen/breakfast room is also fitted with ceramic tiled flooring and boasts dual aspect windows, which afford plenty of natural light and overlook both the side and rear aspects, along with an attractive stained glass window which overlooks the garden room. There are numerous cream shaker style wall and base kitchen cabinets including drawers and pan drawers with Belfast sink and complementing granite work surfaces over. Fitted appliances include a dishwasher and extractor fan with space for a range style cooker and space for a fridge/freezer. The dining area of the kitchen has ample space for a table and chairs and features attractive exposed brickwork. A timber door provides access to the spacious garden room has ceramic tiling to the floor, central heating, air conditioning unit and fitted blinds. Double doors provide access to the rear garden and further doors leads through to the utility room, which has space and plumbing for white goods, and the downstairs cloakroom with WC and wall hung wash hand basin. The rear garden and integral garage can also be



First Floor

A split level landing with exposed ceiling timbers and beams has brace and latch doors providing access to four bedrooms and the family bathroom. Both the principal bedroom and guest bedroom overlook the rear elevation, enjoying views over the garden, and benefit from bespoke fitted wardrobes to one wall and wooden flooring. There are two further bedrooms, one of which is currently being used as a further office. The bathroom is fitted with a large fully tiled walk-in chrome and glass shower enclosure, WC, pedestal wash hand basin, Victorian style column radiator and a chrome heated towel rail.

Outside

To one side of the property a driveway provides parking in front of the single garage. On the opposite side of the property a shared pathway leads to a side gate, which provides access to the well-maintained rear garden. The garden is mainly laid to lawn with a flagstone pathway which extends around the property. The garden has a particularly private feel with established borders, planted with mature shrubs and trees. There are raised beds, ideal for planting fruit and vegetables, and close board fencing. To the rear part of the garden is an attractive wooden summer house with window and glazed panel double doors.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

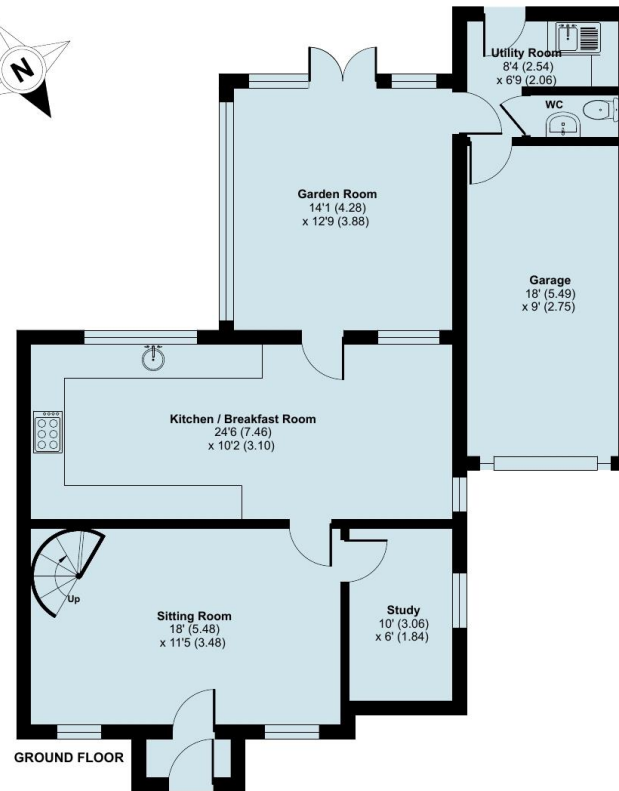
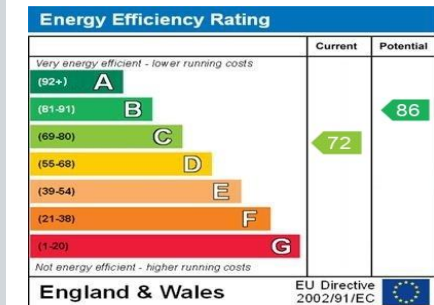
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Stratford upon Avon District Council – 01789 267575.
Council Tax Band – C.



GROUND FLOOR

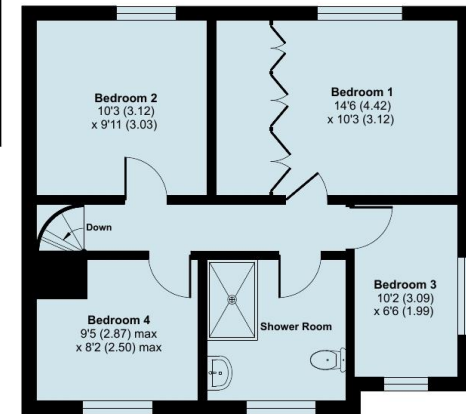
Becks Lane, Stockton, Southam, CV47

Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1488 sq ft / 138.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1295297

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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