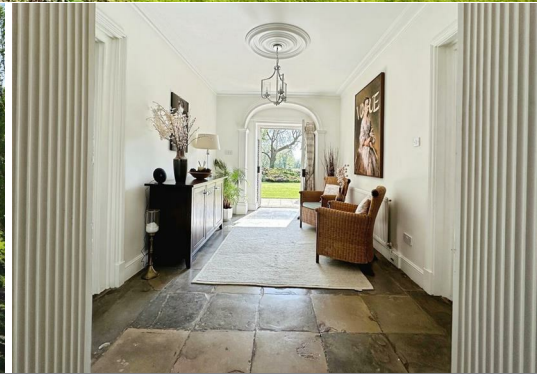




CHURCH STREET, STOCKTON

complete ● ● ●
SALES & LETTINGS





Nestled on the edge of a charming village, down a private drive behind the Church, this exquisite period country home in the village of Stockton, offers a unique blend of historical elegance and modern comfort. Dating back to 1730, this property boasts a rich heritage and character. Having a Georgian stone facade extension that is sure to captivate any discerning buyer, with glorious views from the stone terrace.

With an impressive six bedrooms and five bathrooms, this residence provides ample space for family living or entertaining guests. The three reception rooms are thoughtfully designed to create inviting spaces for relaxation and social gatherings, each exuding warmth and charm.

Set within approximately seven acres of beautifully maintained land, the property offers a serene and picturesque setting, perfect for those who appreciate the tranquillity of rural life. The expansive grounds also feature outbuildings, providing additional versatility for storage or potential development.

Parking will never be an issue, as this home accommodates up to nine vehicles, making it ideal for families or those who enjoy hosting visitors.

This remarkable country home is not just a residence; it is a lifestyle choice, offering a rare opportunity to own a piece of history in a delightful village setting. Whether you seek a peaceful retreat or a vibrant family home, this property is sure to meet your needs and exceed your expectations.

It's in the details...

Grand Hallway

An impressive entrance awaits behind a large timber front door, opening into a grand hallway with flagstone-style stone flooring and soaring ceilings adorned with elegant ceiling roses and detailed coving. Painted timber doors lead to the principal reception rooms, cellar, guest cloakroom, and the charming stone steps that descend to the inner hall. Rustic timber and glazed doors provide access to the kitchen and side hallway. A fine Georgian staircase rises gracefully to the upper floor, lit by a sash window on the half-landing.

Single Chamber Cellar

Stone steps descend to a useful single chamber cellar, ideal for storage or wine keeping.

Family Room

This stylish yet traditional space centres around a contemporary wood-burning stove, featuring flagstone flooring and an exquisite exposed brick feature wall. Additional features include a sash window with timber shutters, a radiator, and exposed ceiling beams.

Sitting Room

A beautifully appointed sitting room with a Georgian barrel back corner cabinet, intricate ceiling panelling, and a painted fireplace housing a cosy wood burner. A sash window with shutters frames a picturesque view of the grounds, while a radiator completes the space.

Breakfast Kitchen

A charming in-frame hand made country-style kitchen with hand-painted local Stoneleigh oak cabinetry, tiled worktops, and a classic Belfast sink. A large inglenook with exposed beam offers space for a range-style cooker, while timber windows overlooks both the courtyard and side garden. Exposed beams, recessed downlights and an open plan flow into the boot room/side hall add to its character.

Side Corridor

This useful corridor leads to the boiler room, which houses a substantial Worcester floor-standing boiler and hot water cylinder. A staircase leads to two further bedrooms, and a door opens into the spacious lounge/diner.

Lounge / Diner

A stunning 32ft x 16'6ft former barn conversion now serving as a grand lounge/dining room. Full of light and space, it features access to both the front courtyard and rear garden—ideal for entertaining on any scale.

First Floor - East Wing

On the mezzanine level sits a lovely bedroom, while the main first-floor landing reveals three further bedrooms, all of which benefit from private en-suite facilities.

Attic

A staircase from the main landing leads to a generous attic space- full of potential for further use or storage.

First Floor - West Wing

This wing houses a family bathroom and two double bedrooms. One boasts a private en-suite, while the other is an exceptionally spacious room with A-frame beams and multiple windows that flood the room with light.

Courtyard

Approached through wrought iron gates mounted on handsome brick pillars, the courtyard offers ample stone-laid parking. Surrounding it are numerous outbuildings, including garages, workshops, stores, and a large barn currently used as a showroom. These versatile spaces offer exciting opportunities for hobbies, home businesses, or potential conversions.



Gardens & Fields / Paddocks

The mature landscaped gardens are a true highlight, featuring a raised stone terrace with balustrade, a charming bothy and a moat. The grounds include expansive lawns, established trees, perennial borders, two ornamental ponds, a pergola, a wooded spinney with a tranquil lake behind, and a summerhouse. Beyond the gardens lie two enclosed fields/paddocks—perfect for equestrian use or further leisure space.

Distances (approx.)

Leamington Spa 10.5 miles, Rugby 9 miles (trains to London Euston), Banbury 12 miles (trains to London Marylebone), Warwick 13 miles, M40 (J12) 12 miles, M45 (J1) 6 miles, Birmingham International Airport 23 miles, Oxford 39 miles.

Local Area

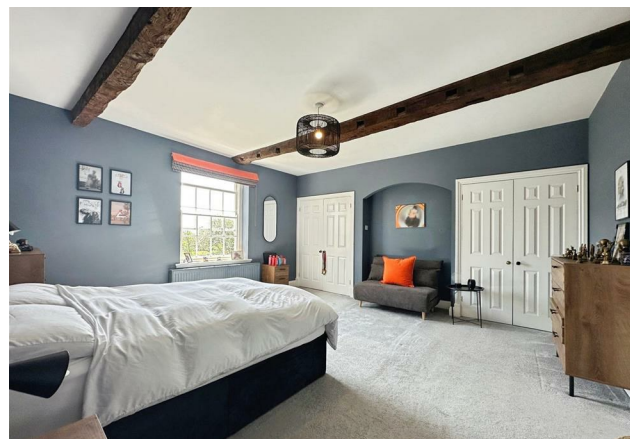
The village of Stockton boasts a welcoming community with amenities including a primary school, pre-school, parish church, two public houses, a village club, post office/shop, and recreational fields. It lies within the Southam College catchment area (rated outstanding by Ofsted) and is close to the Grand Union Canal. Nearby Southam offers additional shopping, while larger towns like Leamington Spa, Warwick, Rugby, Banbury, and Daventry provide a wide range of cultural, shopping, and leisure opportunities such as many golf courses, fishing and sailing at nearby Draycote Water.

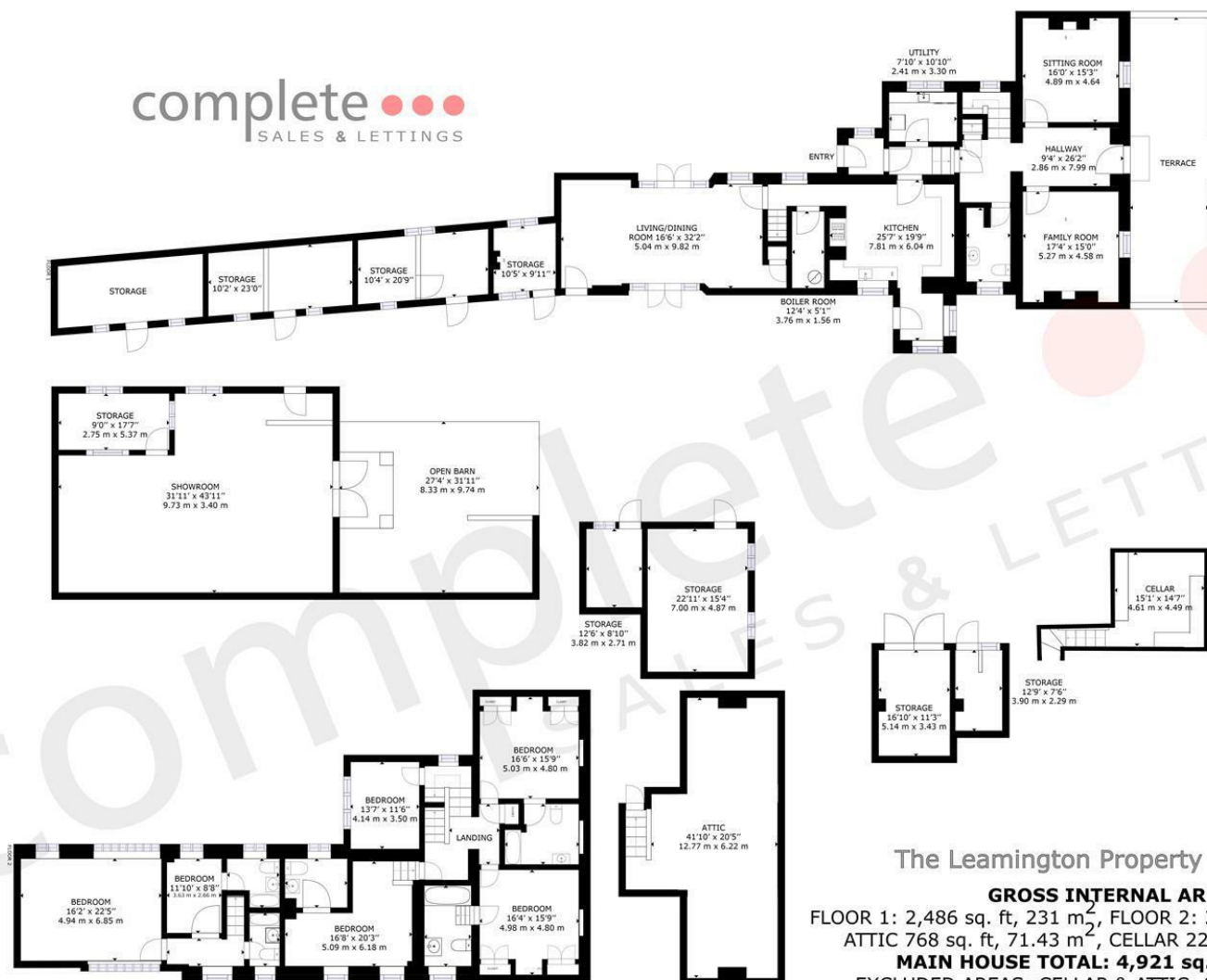
Education

There is a range of state, private and grammar schools in the area to suit most requirements including Rugby School, Princethorpe College and Bilton Grange prep school in Rugby. Warwick prep, Warwick school and Kings High school for girls in Warwick. Kingsley school for girls and Arnold Lodge in Leamington Spa with grammar schools in Rugby and Stratford upon Avon.

Leisure & Connectivity

Warwickshire's extensive motorway network ensures fast connections, while local equestrian facilities and polo grounds at Southam and Rugby make this a haven for countryside pursuits.





The Leamington Property Expert

GROSS INTERNAL AREA

FLOOR 1: 2,486 sq. ft, 231 m², FLOOR 2: 2,435 sq. ft, 226 m²

ATTIC 768 sq. ft, 71.43 m², CELLAR 222 sq. ft, 20.69 m²

MAIN HOUSE TOTAL: 4,921 sq. ft, 457 m²

EXCLUDED AREAS: CELLAR & ATTIC: 990 sq. ft, 92 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





- Outstanding Farm House
- Georgian Stone Facade
- Three Receptions
- Outbuildings & Showroom
- Two Fields, Moat & Gardens

- Grade II Listed - Set in 7 Acres
- Six Bedrooms
- Five Bathrooms
- Private Drive, Courtyard & Garage
- Idyllic Peaceful Location



CHURCH STREET, SOUTHAM

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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