



POST OFFICE LANE

SOUTHAM, CV47 8JR

£325,000

Set in the heart of the highly desirable village of Stockton, this stunning three-bedroom period cottage offers generous living space and a wealth of charm. Immaculately presented throughout, the property benefits from excellent local amenities and provides an exceptional opportunity for its next owners.

POST OFFICE LANE

• Village Location • 3 Bedrooms • Enclosed

Garden • Garage • Off Road

Parking • Charming Features

Throughout • Close To Amenities • Great Road

Links Nearby • Separate Dining Room • Guest

W/C



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Ground Floor:

-Upon entering the property, you are welcomed into the entrance hall, which provides access to all principal rooms within the home.

-The substantial lounge stretches from front to back and is flooded with natural light, thanks to its dual aspect. It is beautifully finished with a feature fireplace that creates a genuinely homely feel, while also benefiting from an understairs storage cupboard and an array of characterful features.

-Located at the rear of the home is a fully fitted modern kitchen, complete with a range of wall and base units. It benefits from an integrated dishwasher, electric oven, and induction hob, along with space for freestanding white goods.

-Conveniently located next to the kitchen is the versatile dining room, offering the perfect space for family mealtimes and entertaining guests. It also provides views of, and access to, the rear garden through French doors.

-The downstairs accommodation also benefits from a guest W/C.

First Floor:

-The main bedroom is located at the rear of the home and offers generous double accommodation.

-Bedroom two is located at the front of the home and features a characterful fireplace, offering further generous double accommodation.

-Bedroom three is a single room that would also lend itself perfectly to use as a home office or nursery.

-Conveniently situated close to all bedrooms is the modern, fully fitted shower room, completed to a high standard in keeping with the rest of the home. It is finished with a walk-in shower cubicle, heated towel rail, hand basin, and W/C.

Garden, Exterior and Further Property Information:

-Leading outside, this lovely home benefits from a substantial rear garden, which is low maintenance and laid mainly to patio with established borders. It provides the perfect haven for alfresco dining throughout the summer months.

-The garden is also home to a purpose-built summer house, complete with electrics, offering a versatile additional space suitable for a range of uses.

-The property also benefits from a substantial garage, complete with the addition of a workshop at the rear, as well as a pedestrian-style door accessed via the garden.

-This beautiful home is full of character and further benefits from off-road parking and gas central heating.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links on its doorstep, this lovely home offers desirable rural community living.

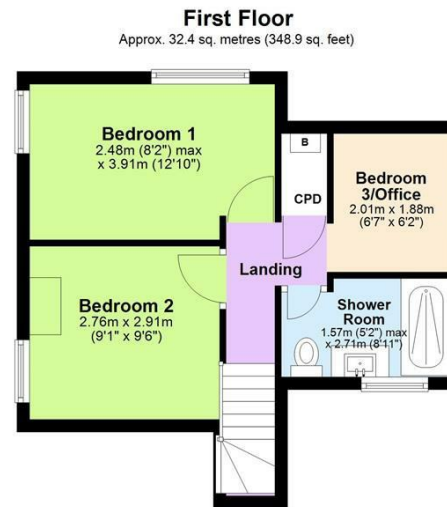
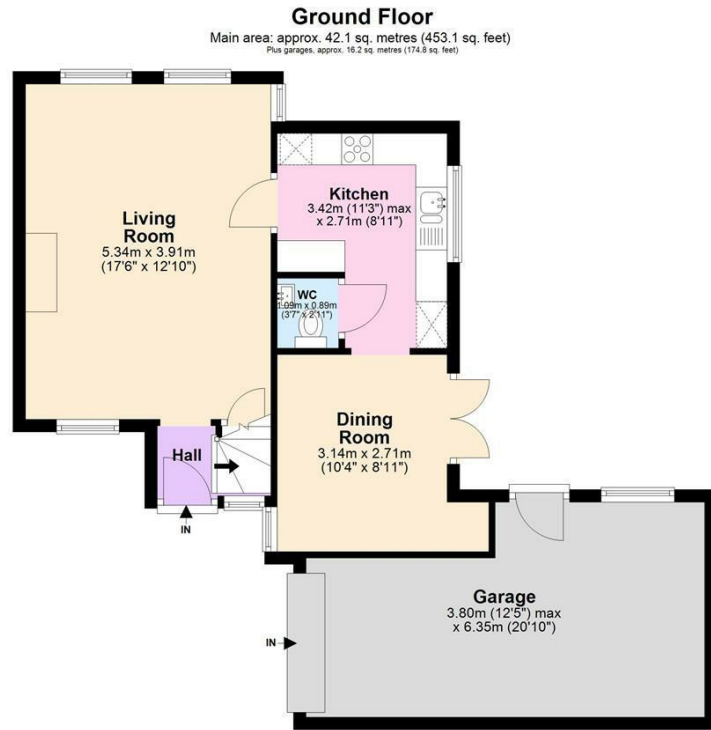
Important Property Information:

Tenure: Freehold



POST OFFICE LANE





Main area: Approx. 74.5 sq. metres (802.0 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.8 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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