



Connells

Nelsons Way
Stockton SOUTHAM



Property Description

FOUR BEDROOM DETACHED FAMILY HOME OFFERING NEARLY 1,900 SQ.FT. OF ACCOMMODATION

This superb detached residence provides generous and versatile living space ideally suited to modern family life. The property offers a wonderful combination of spacious reception rooms, well-proportioned bedrooms and practical family-friendly features.

The accommodation begins with a welcoming entrance hall giving access to the principal ground floor rooms. Benefitting from a versatile study, perfect for those working from home, whilst a spacious living room enjoys an abundance of natural light and provides an ideal setting for relaxing and entertaining.

At the heart of the home is a stylish fitted kitchen which flows seamlessly into a separate dining area. A practical utility room and convenient downstairs WC further enhance the functionality of the ground floor.

To the first floor, a spacious landing leads to four excellent-sized bedrooms. The impressive principal bedroom benefits from its own en-suite shower room, whilst three further double bedrooms provide flexible accommodation for growing families, guests or additional home office space. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a well-maintained rear garden providing ample space for outdoor dining, entertaining and family enjoyment. A detached garage and substantial shed/store offer excellent storage solutions, whilst driveway parking adds further practicality.

Location

Located on Nelsons Way in the desirable village of Stockton, this property enjoys a peaceful semi-rural setting whilst remaining conveniently positioned for access to nearby towns and commuter routes. The village offers a range of everyday amenities including a convenience store, post office, public house, community facilities and recreational spaces, while the market town of Southam is just a short drive away, providing supermarkets, cafés, restaurants, healthcare services and a wider selection of shops. Families are particularly well catered for with Stockton Primary School nearby, alongside further educational options including Southam St James CofE Academy and the highly regarded Southam College, rated Outstanding. For commuters, the property benefits from excellent road links via the A423, A425 and nearby M40 motorway, providing easy access to Leamington Spa, Warwick, Coventry, Birmingham and London. Rail services are available from Leamington Spa Railway Station, approximately 7.6 miles away, offering direct connections to Birmingham and London Marylebone.

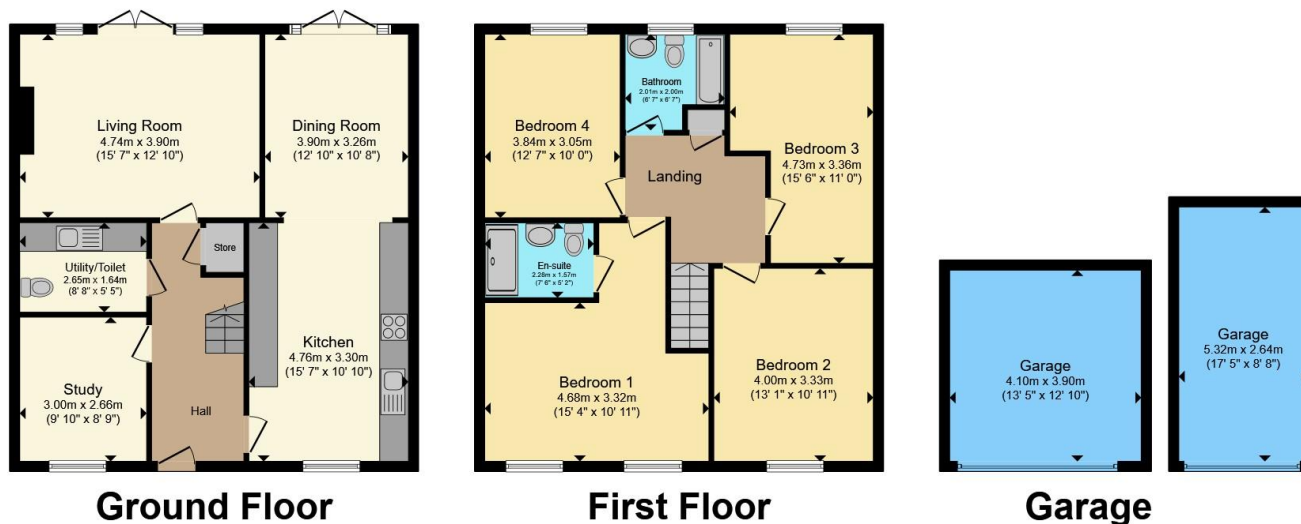
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 175.2 m² (1,885 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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84 Coventry Street
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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STH105298



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