



## GREAVES COTTAGE, STOCKTON

CV47 8LD

GUIDE PRICE £280,000  
FREEHOLD

Set on the outskirts of the desirable village of Stockton, this charming two-bedroom cottage offers an abundance of character and a generous amount of space throughout. Featuring a wealth of charming period details, this delightful home combines traditional appeal with comfortable living.

## 13, GREAVES COTTAGES,

- Two Bedrooms
- Characterful Home
- Large Garden
- Garage
- Closer To Amenities
- Great Transport Links Nearby
- Well Presented Home



### Ground Floor:

-Upon entering the property, you are greeted by an entrance hallway, providing access to all other rooms within the home.

-Located at the front of the home, the lounge is flooded with natural light and offers a genuinely homely feel, enhanced by the feature log burner.

-Situated at the rear of the home, the fully fitted kitchen is finished with an updated range of wall and base units. The kitchen also benefits from a breakfast bar, under-counter space for white goods and access to the rear garden.

### First Floor:

-The main bedroom is situated at the front of the home, offering generous double accommodation, with bedroom two positioned at the rear of the property

-The main bathroom is a modern, tiled suite conveniently situated close to both bedrooms. It is finished with a shower over the bath, hand basin and WC.

-The upstairs accommodation also benefits from a large storage cupboard conveniently located on the landing.

### Garden, Exterior & Further Property Information:

-Leading outside, the home benefits from a substantial rear garden, laid to patio and lawn with established borders. The garden is further enhanced by a versatile garden office, complete with electrics, providing an ideal space for working from home, hobbies or additional storage.

-The property also benefits from an en bloc garage with parking in front for one vehicle, gas central heating and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect blend of rural charm and community living.

### Important Property Information:

Tenure: Freehold

EPC: C

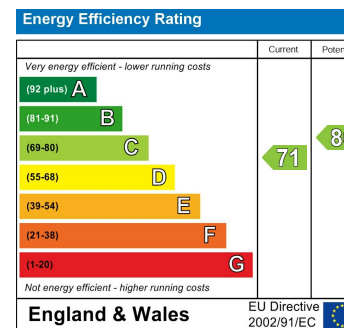
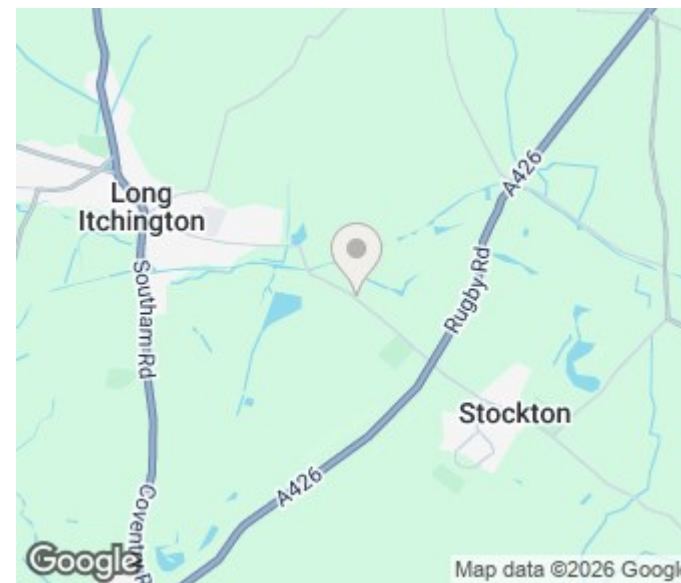
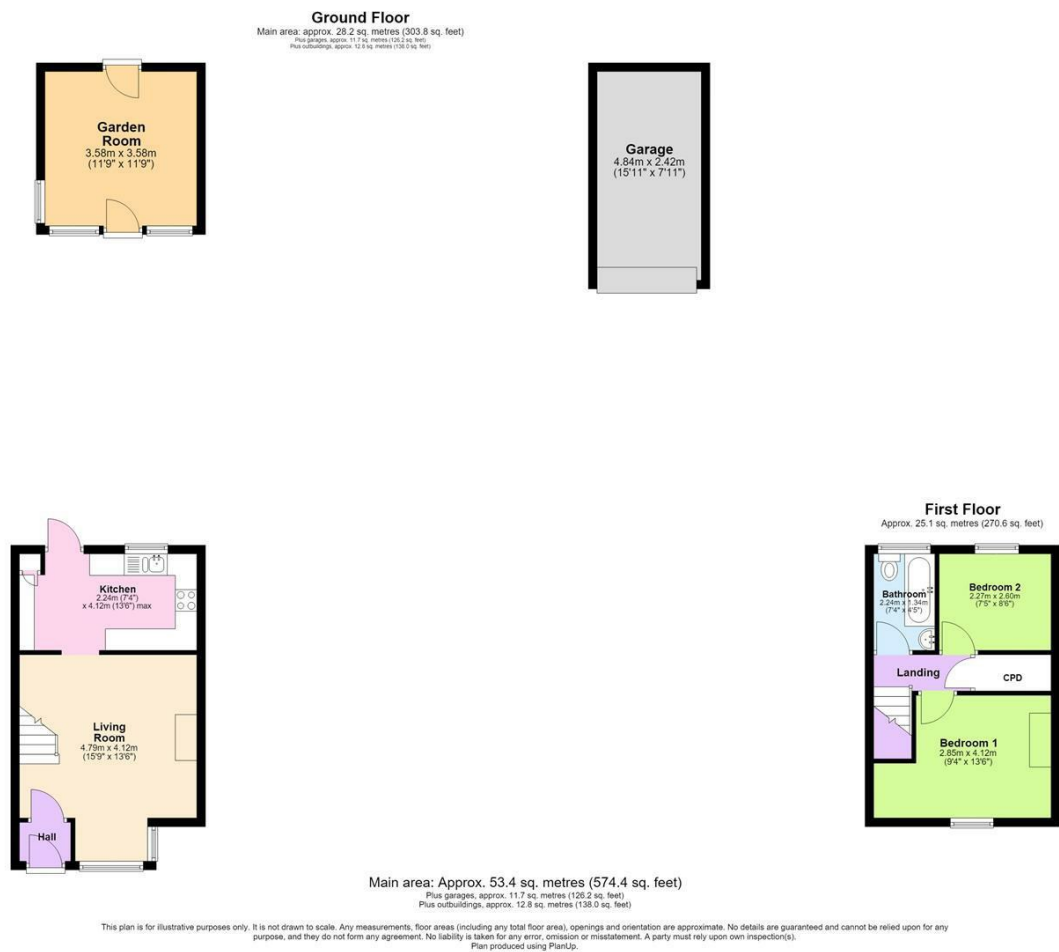
Local Authority: Stratford On Avon District Council

Council Tax Band: B



### 13, GREAVES COTTAGES,





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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk