



## POST OFFICE LANE

STOCKTON CV47 8JR

GUIDE PRICE £250,000  
FREEHOLD

Set in the heart of the sought-after village of Stockton, this quaint and characterful two-bedroom cottage offers a wonderful blend of charm and practicality. With a wealth of amenities on its doorstep and excellent road links nearby, this lovely home has much to offer its next owners and is an ideal opportunity for those looking to enjoy village living.

## POST OFFICE LANE

- Village Location • No Chain • Off Road Parking • Substantial Garden • Great Road Links Nearby • Close To Schools • Two Bedrooms • Charming Home



### Ground Floor:

-Upon entering the property, you are welcomed into a spacious and bright lounge/diner, which is flooded with natural light and offers ample space for both comfortable living and dining areas. The room also benefits from direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces.

-Situated at the front of the home, you will find the well-appointed kitchen, which is fitted with a range of wall and base units and provides space for freestanding white goods. The kitchen offers a practical and functional space

### First Floor:

-The main bedroom is situated at the front of the home and offers generous double accommodation. Bedroom two is located at the rear and provides a versatile second bedroom, which could also lend itself perfectly to a home office or nursery, depending on the needs of the new owners.

-Conveniently located close to both bedrooms, the bathroom is fitted with a suite comprising a bath with shower over, heated towel rail, hand basin and WC.

### Garden, Exterior and Further Property Information:

-Leading outside, the home is blessed with a substantial rear garden, offering a wealth of space for its next owners to create their own outdoor haven. The garden is laid mainly to lawn and features mature borders, along with gated side access, providing both privacy and practicality.

-This charming home also benefits from off-road parking for two vehicles, along with gas central heating and double glazing throughout, further enhancing the comfort and practicality of the property.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities nearby, this charming home offers the perfect combination of peaceful rural surroundings and community living, making it an ideal setting for those looking to enjoy village life.

### Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: B

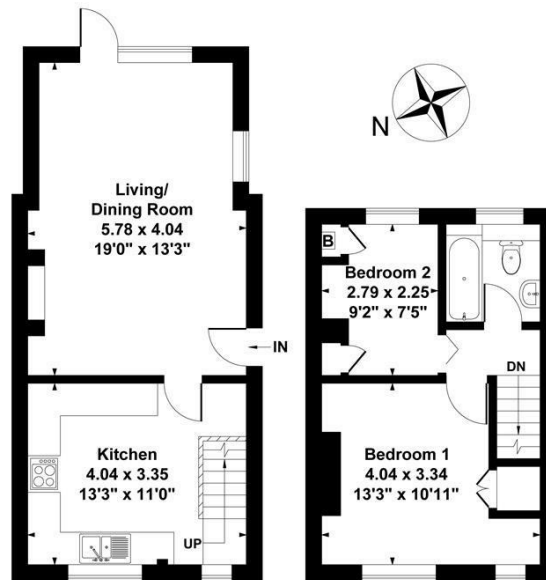
Local Authority: Stratford On Avon District Council

Access Disclosure: There is shared access across the property, which provides the neighbouring property with access for the removal of bins and garden waste.



## POST OFFICE LANE





Ground Floor

First Floor

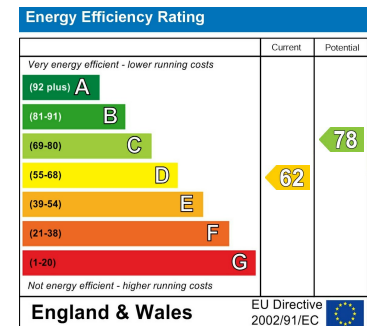
Ground Floor Approx Area = 36.23 sq m / 390 sq ft

First Floor Approx Area = 25.41 sq m / 274 sq ft

Total Area = 61.64 sq m / 664 sq ft

Measurements are approximate, not to scale,  
illustration is for identification purposes only.

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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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