



BECKS LANE SOUTHAM, CV47 8JJ

GUIDE PRICE £435,000
FREEHOLD

Set in the heart of the highly desirable village of Stockton, this beautifully presented four-bedroom period cottage offers generous and versatile living accommodation throughout. Full of charm and character, the property seamlessly blends traditional features with practical modern living, benefitting from spacious reception areas, a substantial rear garden, and a wealth of natural light throughout. Surrounded by the South Warwickshire countryside whilst remaining conveniently close to local amenities and excellent road links, this lovely home offers idyllic village living in a sought-after location.

BECKS LANE



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Ground Floor

Upon entering the property, you are welcomed into an entrance porch leading into the main living accommodation.

At the heart of the home is a spacious lounge spanning the width of the property. Filled with natural light, the room features a charming fireplace and characterful details, while a spiral staircase adds further charm.

The kitchen/diner sits centrally within the home and is fitted with a range gas cooker, dishwasher, and a range of wall and base units, offering ample space for freestanding appliances and family dining.

Leading from the kitchen is a bright and versatile garden room with French doors opening onto the rear garden, creating an ideal additional reception space for relaxing or entertaining.

The ground floor also benefits from a useful utility room with space for white goods, a sink, guest WC, and internal access to the garage.

In addition, a separate office provides flexible space for home working, a playroom, or snug.

First Floor

The main bedroom overlooks the rear garden and offers generous double accommodation with fitted wardrobes.

Bedroom two is another well-proportioned double room, also benefiting from fitted wardrobes.

Bedrooms three and four are further smaller double rooms, ideal for use as children's bedrooms, a nursery, dressing room, or home office.

Serving all bedrooms is a modern shower room fitted with a walk-in shower, heated towel rail, hand basin, and WC.

Garden, Exterior & Further Information

Outside, the property enjoys a substantial rear garden laid mainly to lawn, perfect for outdoor dining, entertaining, or relaxing during the warmer months.

The garden also features a purpose-built log cabin with electrics, offering useful additional space for a variety of uses.

Further benefits include a single garage, off-road parking, and gas central heating throughout.

Positioned amongst the beautiful South Warwickshire countryside while remaining conveniently close to amenities and transport links, this charming cottage offers the perfect balance of character, comfort, and village living.

Important Property Information

Tenure: Freehold

Local Authority: Stratford-on-Avon District Council

Council Tax Band: C

EPC: C



BECKS LANE



Ground Floor

Approx. 88.5 sq. metres (952.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



Total area: approx. 138.2 sq. metres (1487.6 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	72	
(55-68) D		
(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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