



Tuckey's Barn  
Southam, Warwickshire



## Stunning barn conversion on the edge of this popular village.

2 miles Southam, 9 miles Royal Leamington Spa, 16 miles Banbury



**1 RECEPTION  
ROOMS**



**2 BEDROOMS**



**2 BATHROOMS**



**MIN TENANCY  
12 MONTHS**



**1,569 SQ FT**



**£1,675  
PCM\* PLUS  
CHARGES**



### The property

This refurbished home offers two bedrooms, family bathroom plus a study on the ground floor. The principal bedroom also has an en suite bathroom.

The first floor living space and kitchen is full of character, with the exposed beams, whilst offering a modern finish throughout.

The barn itself can be found on the outskirts of Stockton which is a village in Warwickshire just two miles from Southam and eight miles from Rugby. The village has a vibrant football and cricket club, a thriving pub, Post Office and a village hall that hosts a whole range of activities and groups. There is also a bus service linking Stockton to Rugby and Leamington Spa.

### Outside

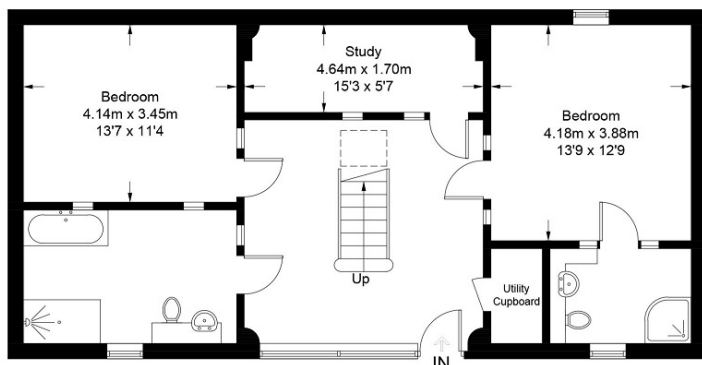
Outside at the front of the property, is a patio area, small lawned area and gravelled parking for one car. To the side of the house is a car port for a second car.





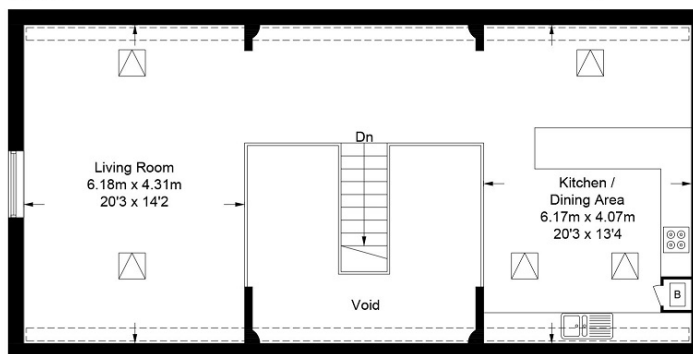


## Tuckey's Barn, 21A Weavers Way, Stockton, Southam, CV47 8HT



**Ground Floor**  
80.7 sq m / 869 sq ft

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
65 sq m / 700 sq ft  
(Excluding Void)

Approximate Gross Internal Area = 145.7 sq m / 1569 sq ft  
(Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID827917)

### Floorplans

House internal area 1,569 sq ft (145.7 sq m)

For identification purposes only.

### General

Terms: £1,675 pcm plus charges\*

Local Authority: Stratford-upon-avon DC

Council Tax: E

EPC Rating: C

Fixtures and Fittings: Unfurnished

Parking: Driveway & car port

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

\*The following Tenant charges may apply prior to the tenancy commencement: Tenancy Agreement £354 (inc VAT), Credit Reference per application £70 (inc VAT). All advertised prices are exclusive of utility and other associated services [www.struttandparker.com/tenantcharges](http://www.struttandparker.com/tenantcharges)

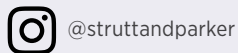
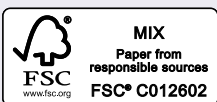
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2022.. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Banbury Lettings

51 Bloxham Mill, Bloxham, OX15 4FF

**01295 277161**

[banburylettings@struttandparker.com](mailto:banburylettings@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

