



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£400,000

Located in

Southam





Meadow Drive

Southam | CV47 9AA



An attractive three-bedroom executive home with a large south-facing garden

Nestled in the picturesque and highly sought-after village of Long Itchington, this beautifully presented detached home offers modern living blended with countryside charm. Built in 2017 by David Wilson Homes, this property has been tastefully decorated and lovingly maintained throughout.

Step inside to a welcoming entrance hall leading to a country-style open-plan kitchen and dining area, perfect for family life and entertaining. The spacious and sunny sitting room enjoys views over the rear garden, with French doors that open out onto the patio — ideal for relaxing on summer days. There's also a convenient downstairs WC and a handy storage cupboard.

Upstairs, you'll find three generous bedrooms, including a master bedroom with en suite, plus a stylish family bathroom. Every room is bright, airy and thoughtfully finished, offering a real sense of space and comfort.

Outside, this home continues to impress with a fantastically sized south-facing garden — a perfect retreat for families and those who love outdoor living. To the front, there's a driveway and detached garage, providing ample parking and storage. There is also an EV charger installed.

Situated on a peaceful development on the edge of the village, this property offers the best of both worlds — tranquil countryside living with easy access to Southam, Leamington Spa and surrounding areas.

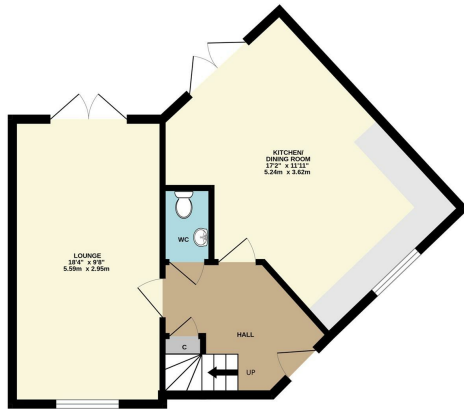
Meadow Drive

£400,000 Freehold



- 3 spacious bedrooms
- Located in Long Itchington
- Quiet Meadow Drive location
- Contemporary design
- Near local schools
- Modern house built in 2017
- Close to Southam amenities
- Ideal for families
- EV Charger
- Viewing recommended

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Council Tax Band

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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	

Number Three Siskin Drive
Coventry
CV3 4FJ


HR ESTATE AGENTS