ehB RESIDENTIAL

Your Property - Our Business

Rakaia, 22 Merestone Close, Southam

A well maintained and improved AC Lloyd built detached family residence, providing spacious, well appointed three bedroomed and two bathroomed accommodation, featuring recently refitted kitchen and bathroom, in highly regarded cul-de-sac location. Garage and electric car charger.

Merestone Close, Southam

Is a popular and established cul-de-sac comprising 30 houses built by well regarded local builders Messrs AC Lloyd. The location is ideally sited within easy reach of an excellent range of facilities and amenities available within Southam including local shops, well regarded schools and a variety of recreational facilities. Southam is also convenient for a number of other work centers including Leamington Spa, Warwick, Coventry and Daventry, and the motorway network is also located within easy reach. Since it's construction this particular location has proved to be very popular.

ehB Residential are pleased to offer Rakaia, 22 Merestone Close, which is an opportunity to acquire a much improved and extended detached family residence, providing spacious, well appointed, three bedroomed and two bathroomed accommodation, which features a recently refitted kitchen and bathroom, and includes a most useful conservatory extension. The property is pleasantly sited within the cul-de-sac portion of Merestone Close and includes an integral garage, ample additional car parking and is presented to an excellent standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Reception Hall

With radiator, staircase off, timber and glazed panelled entrance door.

Lounge
15' x 13' (4.57m x 3.96m)
With Adam style fireplace with marble insert and hearth, gas real flame effect fire and connection, two radiators, TV point.

Refitted Dining/Kitchen
13' x 11' (3.96m x 3.35m)
With extensive range of attractive base cupboard and drawer units, complementary work surfaces, tiled splashbacks, inset single drainer colour matched sink unit with "Quooker" hot water tap, matching island unit, built-in appliances including double oven, four ring hob unit with extractor hood over, fridge freezer and dish washer. Boiler cupboard containing gas fired central heating boiler and programmer,

Cloakroom/WC
With low flush WC, wash hand basin with mixer tap, inset to vanity unit, extractor fan, radiator.

Utility Room
8'3" x 4'3" (2.51m x 1.30m)
With base cupboard and drawer unit, rolled edge work surface, single drainer stainless steel sink unit with mixer tap, radiator, plumbing for automatic washing machine, tiled splashbacks, timber and glazed panelled rear door leading to the...

Conservatory
9'3" x 7'6" (2.82m x 2.29m)
Being upvc framed sealed unit double glazed with French door to rear garden.

Stairs and Landing
With airing cupboard, with lagged cylinder and immersion heater.

Refitted Bathroom/WC
8'9" x 8'4" (2.67m x 2.54m)
With stand-alone designer bath with pedestal mixer tap, vanity unit with wash hand basin, low flush WC, walk-in shower enclosure with integrated shower unit, attractive

shower boarding to two walls, chrome heated towel rail, access to useful storage facility within the eaves.

Bedroom
13' x 9'9" (3.96m x 2.97m)
With double built-in wardrobe, radiator, access to roof space.

Bedroom
13' x 9'4" (3.96m x 2.84m)
With two double built-in wardrobes, hanging rail, shelves, radiator.

En-Suite Shower Room/WC
10' max x 7'3" (3.05m max x 2.21m)
Being half tiled with vanity unit incorporating wash hand basin, mixer tap, low flush WC with concealed cistern, tiled shower cubicle with integrated shower unit, contemporary style radiator.

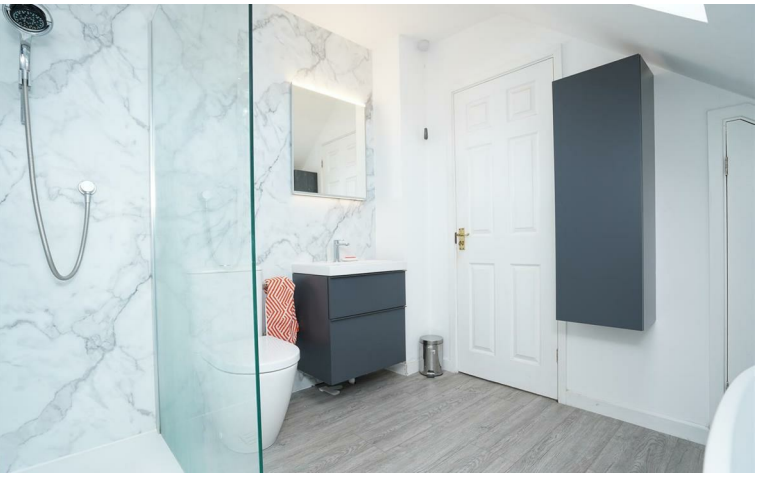
Bedroom
11'7" x 10' plus w'robes (3.53m x 3.05m plus w'robes)
With triple built-in wardrobes, hanging rails, cupboards over, radiator.

Outside (Front)
To the front of the property is a block paved drive, providing ample off road parking for two cars and electric car charger, flanked by shaped lawn and leads to the...

Integral Garage
16' x 8' approx (4.88m x 2.44m approx)
With up-and-over door, electric, light and power point.

Pedestrian side access leads to...

Outside (Rear)
With established rear garden, patio, shaped lawn, timber garden shed and bounded by close boarded fencing.



Mobile Phone Coverage
Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

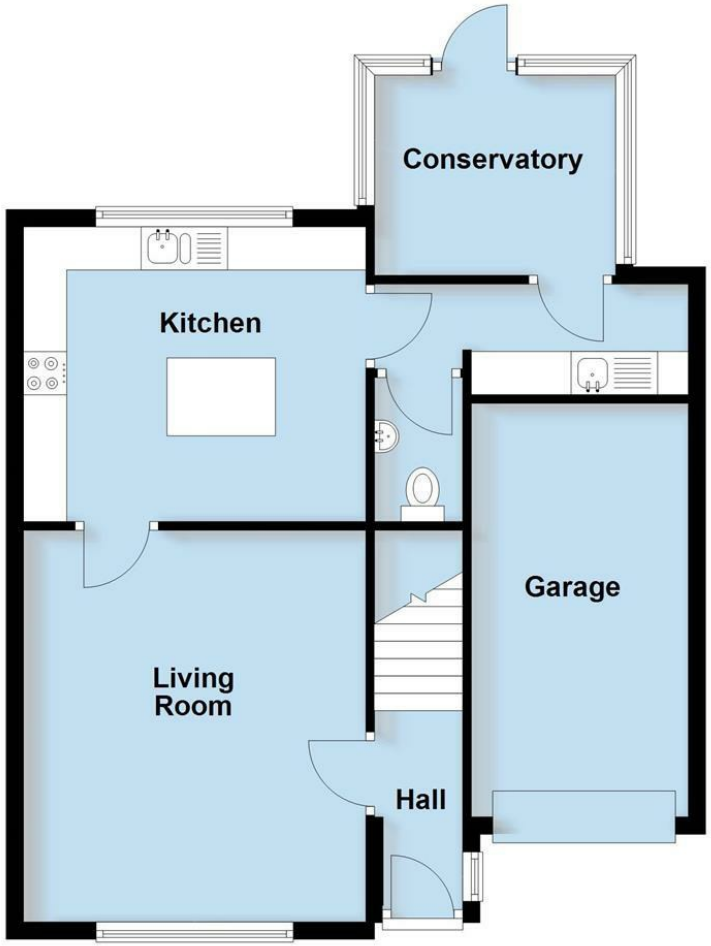
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Council Tax Band D.

Location
CV47 1GU

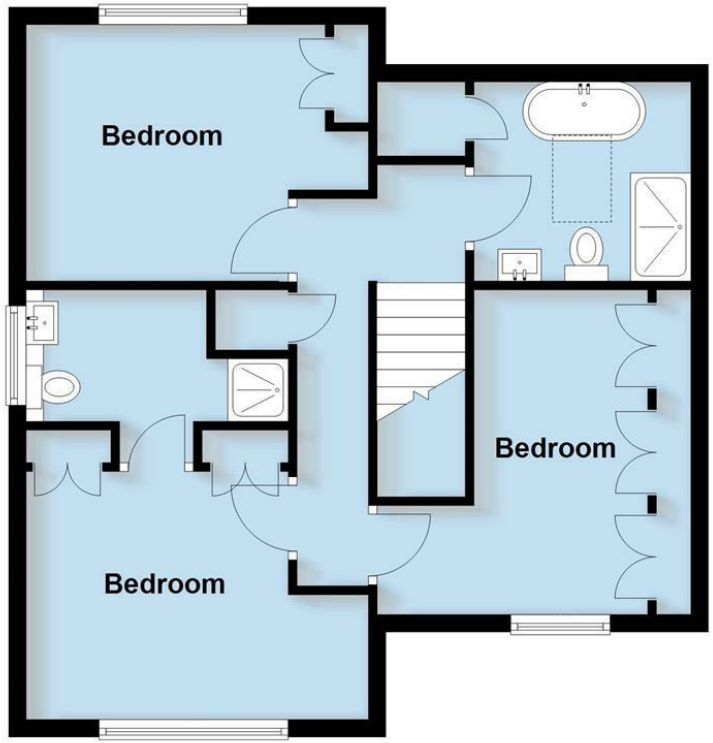
Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



First Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



Total area: approx. 117.6 sq. metres (1266.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

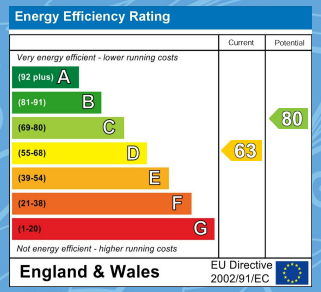
ehB RESIDENTIAL

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.