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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.

[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, flanked by shaped lawn and leads to the...

Integral Garage

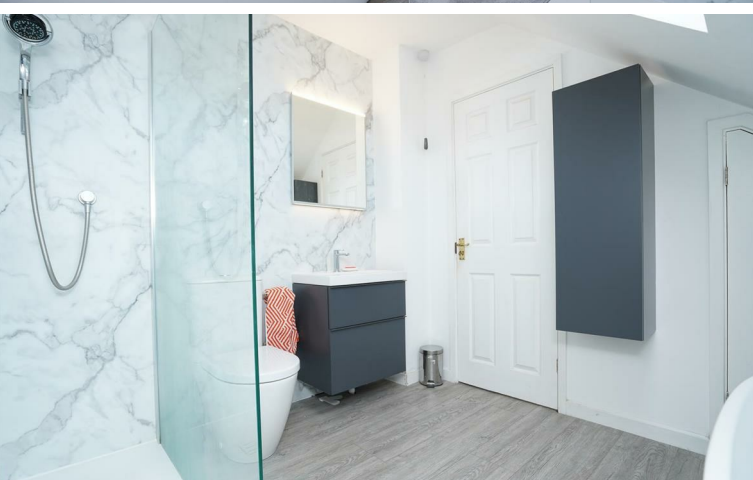
16' x 8' approx (4.88m x 2.44m approx)

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







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

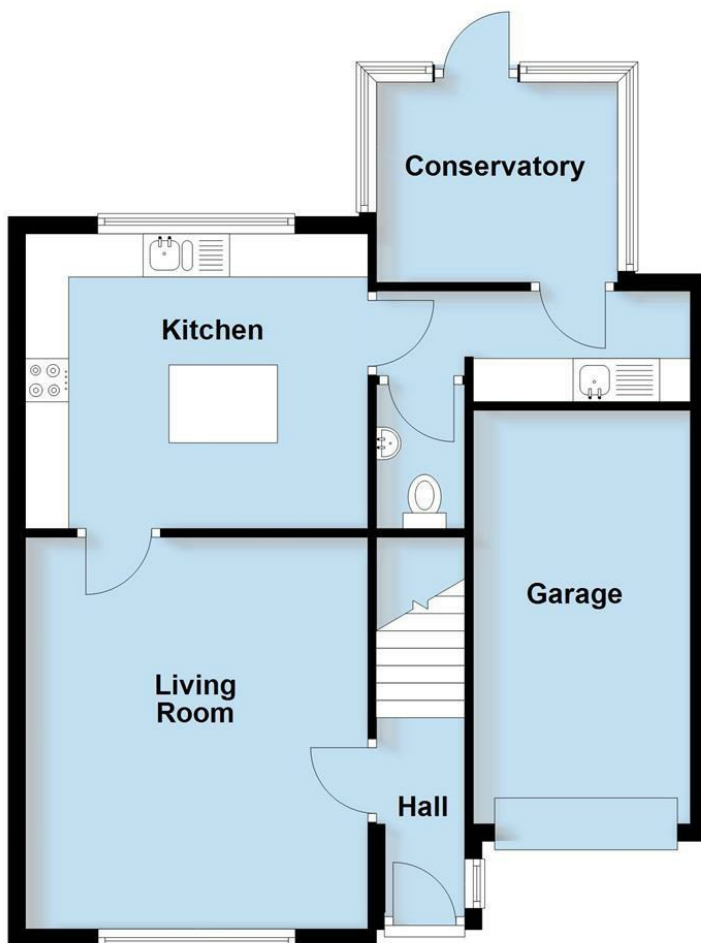
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

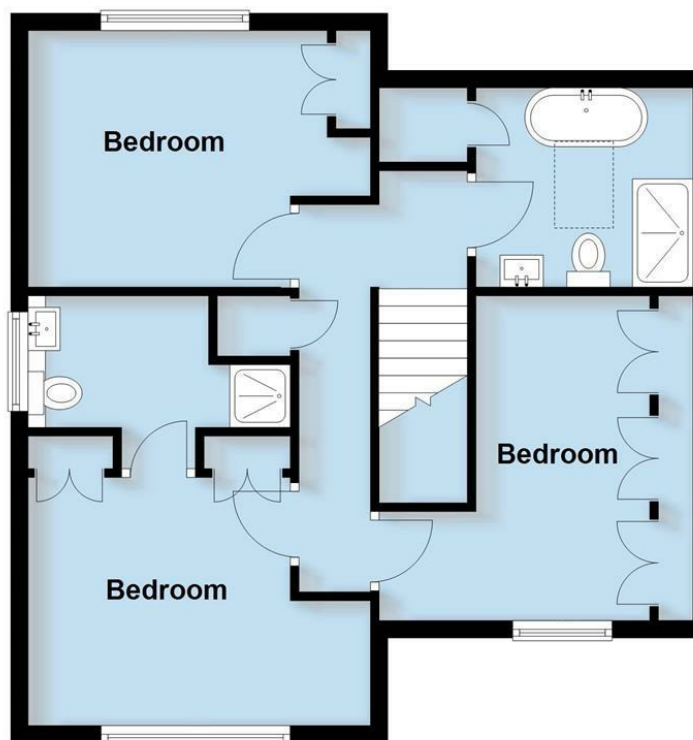
Ground Floor

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