

4 Haseley Manor
Birmingham Road | Hatton | Warwick | Warwickshire | CV35 7LW

FINE & COUNTRY

STEP INSIDE

4 Haseley Manor

This exquisite two double bedroom apartment forms part of the highly sought-after Haseley Manor development by Spitfire Homes. Combining heritage architecture with refined contemporary finishes, the property enjoys its own private entrance, garden and uninterrupted views across the Warwickshire countryside, creating a truly special home.

Ground Floor

A private entrance to the side of the building leads to a spacious and welcoming entrance hall immediately showcasing the quality of the refurbishment, combining heritage architecture together with luxurious modern interiors whilst built-in storage, parquet flooring and a guest cloakroom provide practical convenience.

The sitting room is particularly striking, featuring a vaulted ceiling and original stained-glass windows, creating a sense of grandeur and an inviting space for relaxation or entertaining.

The kitchen dining room is a beautifully light-filled space, enhanced by exposed brickwork that adds warmth and character. The contemporary kitchen is thoughtfully designed with a range of high-quality cabinetry and integrated appliances, including a bank of ovens, induction hob, wine fridge, dishwasher and fridge freezer. There is ample space for dining, while patio doors open directly onto the garden, perfectly framing the far-reaching countryside views.

The principal bedroom suite is a standout feature, accessed via a short staircase from the hallway, offering a boutique hotel-style retreat. The suite comprises a generous double bedroom with a dedicated seating or vanity area, a separate dressing space and a luxurious ensuite bathroom complete with freestanding bath and walk-in shower. Natural light floods the bedroom via a roof lantern and full-height glazing.

The second bedroom is a well-proportioned double with built-in wardrobes and benefits from its own ensuite shower room, ideal for guests.





























STEP OUTSIDE

4 Haseley Manor

Approached via a long private driveway, Haseley Manor enjoys a tranquil and secluded setting within beautifully maintained grounds.

Once a medieval deer park Haseley Manor is set within beautiful grounds, carefully landscaped to restore and reflect the original gardens of the manor and provide uninterrupted views across the surrounding Warwickshire countryside. An ornate formal courtyard forms an ornate centrepiece, while formal terraced lawns, extensive landscaping and intricate footpaths are featured throughout this attractive parkland environment.

The apartment benefits from an exclusive private rear garden, perfectly positioned to take full advantage of the surrounding countryside views, offering an idyllic setting for outdoor dining and entertaining.

Further benefits include a single garage, allocated parking and ample visitor parking.

Location

Set within approximately eight acres of its own parkland, Haseley Manor offers a rare balance of rural tranquillity and accessibility. The nearby towns of Warwick and Royal Leamington Spa provide an excellent range of boutique shops, restaurants, cafés and everyday amenities, while Stratford-upon-Avon is also within easy reach.

The area is well regarded for its excellent schooling, including a selection of highly regarded state, grammar and independent schools. For commuters, Warwick Parkway station is just a short drive away, offering direct services to Birmingham, Oxford and London Marylebone, while the M40 provides convenient access to the wider motorway network.















Services, Utilities & Property Information

Tenure – Leasehold. 994 Years, 0 Months starting on 01/12/2021. Years left 989.
Council Tax E - Warwick District Council
Property Construction – standard – brick, stone & tile
Electricity Supply - Mains
Water Supply - Mains
Drainage & Sewerage - Mains
Heating - Mains
Broadband - FTTP Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – We are advised by the vendor that 5G is available in the area - we advise you to check with your provider.
Parking - Garage parking for 1 car with EV charging point. Communal residential shared car park. Allocated parking space for 1 car.
Special Notes – Grade II Listed.
There is a Service Charge of £5,528.94 per annum (House - £3,002.64, Estate - £2,526.30 - heating and electricity charges are additional). No known additional expenses (that are not usually incurred annually) likely to be charged within the next 3 years.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649 103.

Website

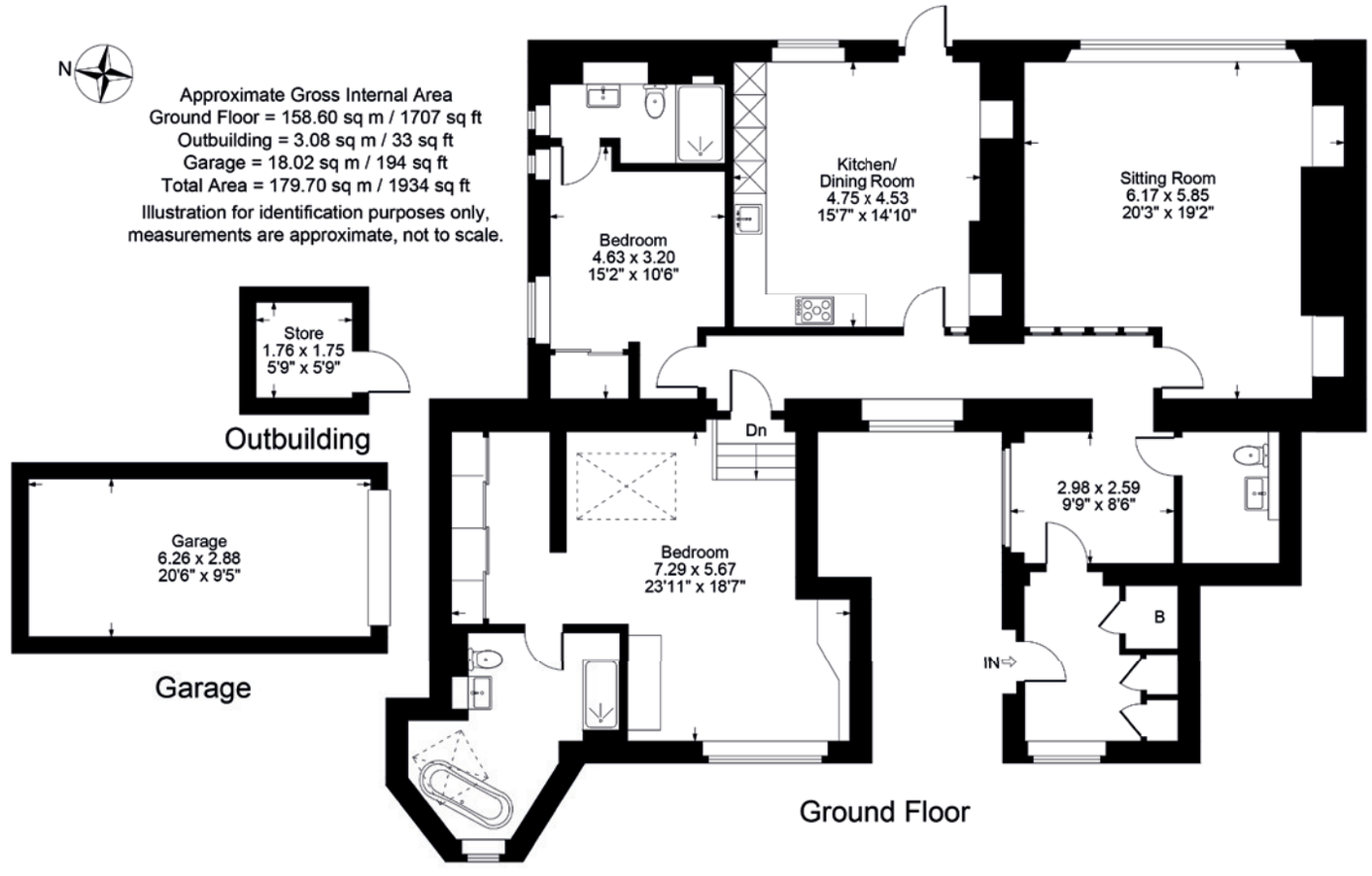
For more information visit https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents

Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only







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