



EDWARD KNIGHT
ESTATE AGENTS

23 BENNETT DRIVE, WARWICK, CV34 6QJ

£650,000 (OFFERS OVER)





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this beautifully presented and generously proportioned four-bedroom detached family home, offering spacious and versatile living accommodation, complemented by an integral garage, generous private driveway and attractive residential setting.

Occupying an enviable position on Bennett Drive, Warwick, this impressive home combines excellent proportions with a practical and highly desirable layout, making it ideally suited to modern family life. This property has the added benefit of being sold with NO ONWARD CHAIN.

Upon entering, a welcoming entrance hall provides access to the principal reception rooms and kitchen. The spacious living room is a particularly inviting space, enjoying excellent proportions, attractive wooden flooring and a feature fireplace creating a warm and comfortable focal point. The separate dining room provides an elegant space for entertaining and family meals, with the added benefit of direct access to the conservatory. This bright additional reception space offers a wonderful connection with the garden and could equally be used as a relaxed sitting room, garden room or entertaining space.



The well-appointed kitchen is fitted with integrated appliances and has a useful central breakfast bar providing additional preparation and seating space. A separate utility room adds further practicality, providing valuable additional storage and workspace.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those working from home.

The principal bedroom benefits from an en-suite, while the remaining bedrooms offer a versatile range of accommodation. A modern family bathroom serves the additional bedrooms.

Externally, the property benefits from a substantial driveway, providing excellent off-road parking and access to the integral garage. The mature planting and established front garden create an attractive approach to the property.

To the rear, the property enjoys a generous and mature garden, predominantly laid to lawn with bordered by established flowerbeds, shrubs and trees. A paved patio area provides an ideal space for outdoor dining and entertaining, while the attractive planting creates a private and peaceful setting.

Bennett Drive occupies an attractive position within Warwick, a town renowned for its rich history, beautiful architecture and highly regarded residential surroundings. The property provides an appealing balance of established suburban living and convenient access to Warwick town centre and its wide range of amenities.

Edward Knight Estate Agents invite you to attend our opening day on Saturday 10th October. Viewings are by appointment only. Please call Edward Knight Regents Street Offices on 01788 543222 to avoid disappointment.

LOCATION

Bennett Drive enjoys a highly appealing position within one of Warwick's established residential areas, combining the tranquillity of a mature suburban setting with convenient access to the historic heart of this renowned Warwickshire town.



Warwick is celebrated for its rich architectural heritage, elegant period streets and exceptional sense of history, centred around the magnificent Warwick Castle and picturesque River Avon. The town offers an attractive blend of traditional character and modern convenience, with an excellent selection of independent boutiques, cafés, restaurants, cultural attractions and everyday amenities.







The surrounding area is particularly well regarded for its quality of life, with a wealth of attractive green spaces, scenic countryside and recreational opportunities close at hand. The neighbouring town of Royal Leamington Spa is also within easy reach, offering an additional choice of sophisticated dining, shopping and leisure facilities.

Families are well catered for, with a strong selection of schools and educational establishments in and around Warwick, adding to the area's longstanding appeal as a sought-after place to live.

The location also benefits from excellent connectivity. Warwick and Warwick Parkway railway stations provide convenient rail services towards Birmingham and London, while the M40 is readily accessible, providing links across the Midlands and towards London and Oxford.

Bennett Drive therefore offers an enviable combination of established residential surroundings, historic character, excellent schooling, attractive countryside and superb transport connections, making it an appealing setting for those seeking a refined Warwickshire lifestyle within easy reach of the region's principal towns and cities.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

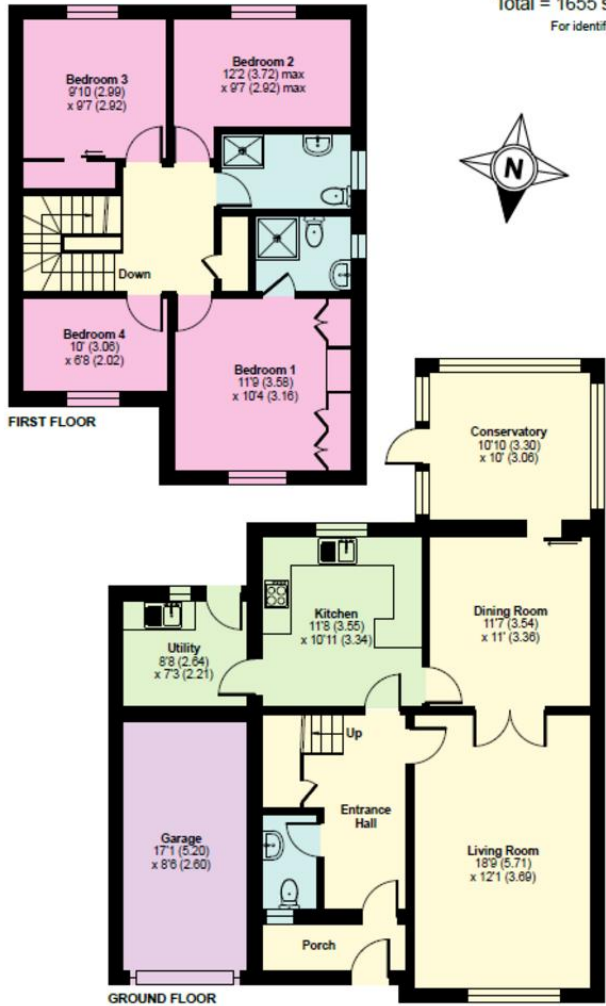
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

Bennett Drive, Warwick, CV34

Approximate Area = 1510 sq ft / 140.2 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1655 sq ft / 153.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhcom 2026. Produced for Edward Knight. REF: 1524679



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