

2 MANOR GARDENS

HASELEY MANOR, WARWICKSHIRE, CV35 7LX



UNDERSTATED LUXURY IN A SERENE SETTING

2 MANOR GARDENS,
HASELEY MANOR, BIRMINGHAM ROAD,
HATTON, WARWICK, CV35 7LX

**There are some homes that impress immediately.
Others reveal their qualities more gradually.
Number Two Manor Gardens belongs firmly
in the latter category.**

Forming part of the exclusive Haseley Manor estate, this elegant village home was created by the award-winning Spitfire Bespoke Homes as part of an exceptional collection designed to complement the magnificent Grade II listed manor at its heart. Several years on from its completion, the development has matured beautifully. The architecture feels established rather than new, the formal gardens have flourished and the sense of peace and privacy that first inspired the scheme is perhaps even more apparent today.







Approached through secure electric gates and along a sweeping tree-lined driveway, Manor Gardens is unlike almost any modern development in Warwickshire. Beautifully landscaped communal gardens provide a striking centrepiece, whilst mature woodland and open parkland surround the estate, creating an atmosphere more commonly associated with a private country house than a residential address.



Occupying an enviable position overlooking these immaculate grounds, Number Two offers almost 2,000 square feet of beautifully proportioned accommodation, combining timeless architecture with thoughtfully designed contemporary living.

The house unfolds naturally from a welcoming reception hall. To the front, the elegant sitting room provides a wonderfully calm retreat, centred around a contemporary wood-burning stove and enjoying views across the landscaped gardens. It is a room that feels equally suited to quiet evenings or more formal entertaining.



Across the rear of the property lies the true heart of the home. Extending almost the full width of the house, the impressive open-plan kitchen, dining and family room has been designed around modern family life. Natural light pours through the expansive glazed doors, drawing the eye towards the private south-facing terrace and garden beyond. Whether hosting friends, enjoying family meals

or simply relaxing at the end of the day, it is a space that adapts effortlessly to every occasion.

The kitchen itself is beautifully understated, offering extensive cabinetry, generous preparation space and a comprehensive range of integrated appliances, complemented by a separate utility room that keeps the practicalities of daily life discreetly out of sight.





Upstairs, the same sense of quality continues. Four generous double bedrooms provide flexible accommodation for growing families, visiting guests or those requiring dedicated home-working space. The principal bedroom enjoys fitted wardrobes and a beautifully appointed en suite shower room, whilst the guest bedroom also benefits from its own en suite. The remaining bedrooms are served by a luxurious family bathroom, finished with the same attention to detail evident throughout the home.









One of Manor Gardens' greatest luxuries extends beyond the house itself. The private rear garden enjoys an exceptional degree of privacy, bordered by mature planting and opening towards magnificent established trees that reinforce the feeling of living within a landscaped country estate. Equally impressive are the beautifully maintained communal gardens, where formal planting, clipped hedging and broad lawns create an environment that is both elegant and remarkably tranquil. A double garage completes the practical requirements of everyday living.





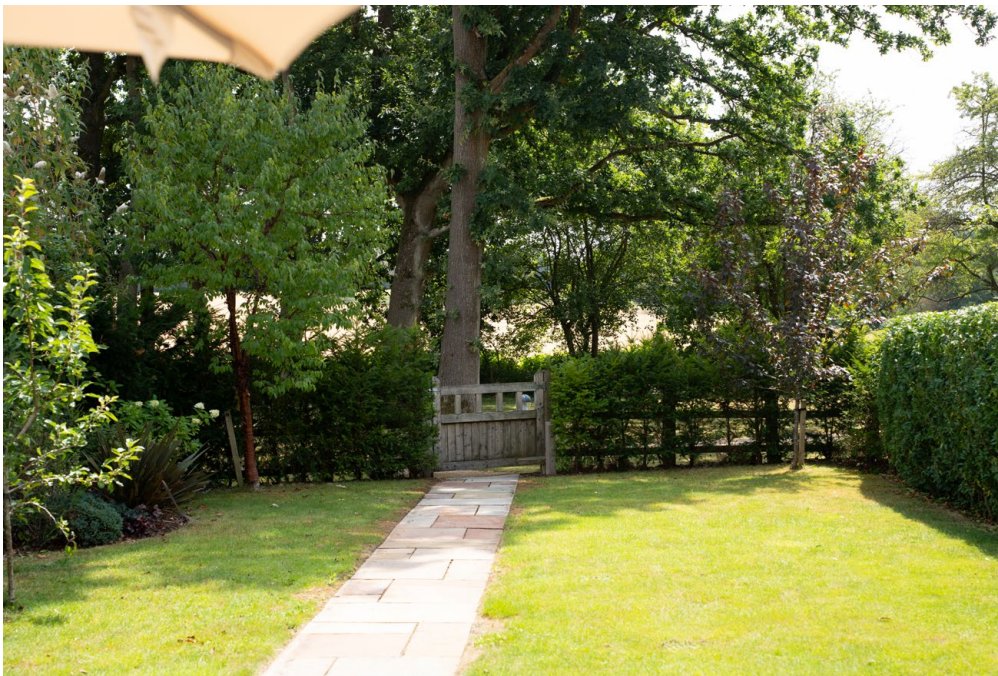
Despite its wonderfully secluded setting, Haseley Manor remains exceptionally well connected. Warwick, Leamington Spa and Stratford-upon-Avon are all within easy reach, whilst the A46, M40 and Warwick Parkway railway station provide excellent links to Birmingham, London and beyond.

It is a location that offers the increasingly rare balance of genuine countryside surroundings without compromising convenience.

Quite simply, Number Two Manor Gardens represents an opportunity to acquire a beautifully designed modern home within one of Warwickshire's most distinguished private residential settings. It is a house whose quality is not measured by extravagance, but by thoughtful design, enduring craftsmanship and an atmosphere that feels every bit as special today as the day it was completed.







KEY FEATURES

Prestigious gated development within the historic Haseley Manor estate

Built by the ***award-winning Spitfire Bespoke Homes***

Approximately 1,960 sq ft of beautifully appointed accommodation

Elegant four-bedroom home overlooking formal landscaped gardens

Stunning open-plan kitchen, dining and family room extending across the rear of the house

Separate formal sitting room with contemporary wood-burning stove

Four ***genuine double bedrooms***

Principal bedroom with ***fitted wardrobes and luxurious en suite***

Guest bedroom with its own en suite shower room

Beautifully appointed family bathroom plus ground floor cloakroom

Separate utility room and dedicated home office/study

South-facing private garden with generous stone terrace

Exceptional privacy with mature woodland beyond the rear boundary

Double garage with additional visitor parking

Beautifully maintained communal gardens and parkland exclusively for residents

High specification throughout including quality integrated appliances and contemporary bathrooms

Warwick Parkway station, Warwick, Leamington Spa and Stratford-upon-Avon all ***within easy reach***

Excellent access to the A46, M40 and wider Midlands motorway network

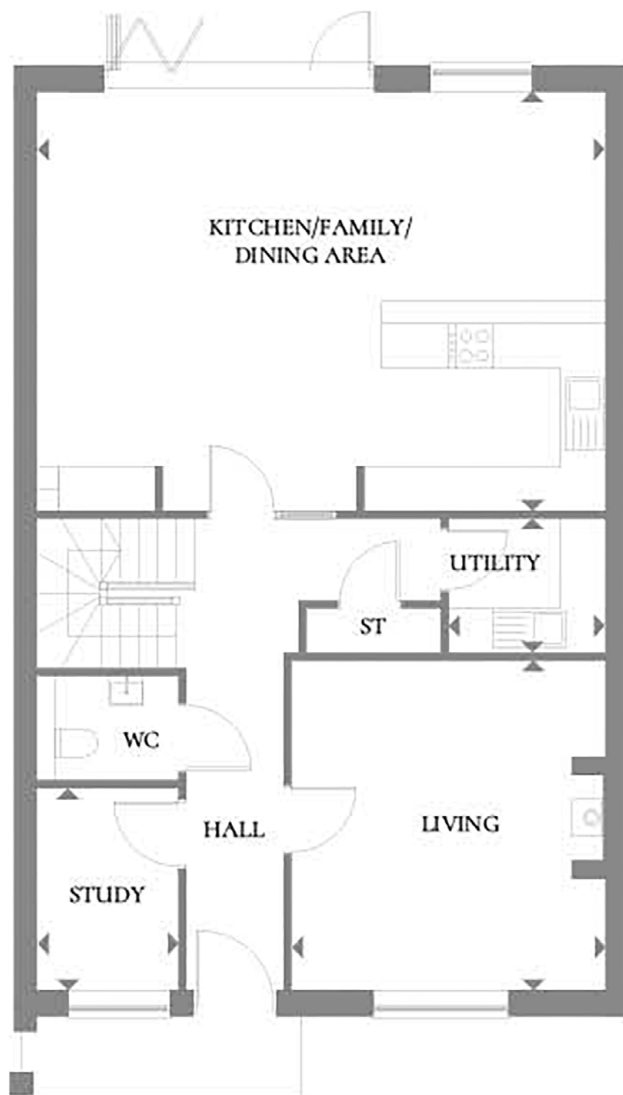
Outstanding combination of ***timeless architecture and modern family living***

One of Warwickshire's most exclusive private residential enclaves



FLOOR PLANS & DIMENSIONS

GROUND FLOOR



GROUND FLOOR

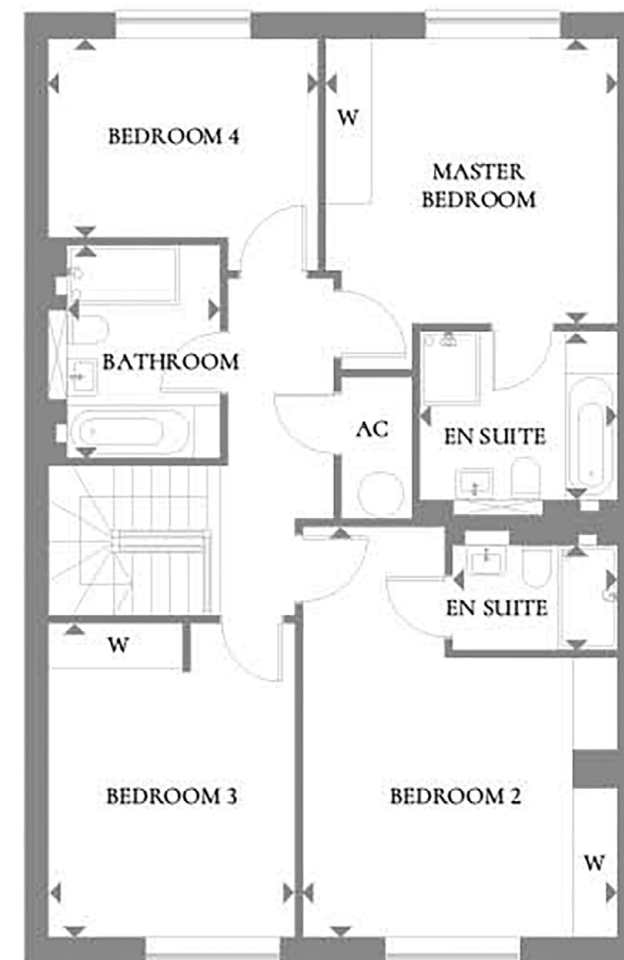
Kitchen / Family / Dining Area	7.55m x 5.55m	24'9" x 18'3"
Living	4.35m x 4.15m	14'3" x 13'7"
Study	2.65m x 1.85m	8'8" x 6'1"
Utility	2.05m x 1.75m	6'9" 5'9"

FIRST FLOOR

Master Bedroom	4.36m x 3.84m	14'4" x 12'7"
En-Suite 1	2.59m x 2.46m	8'6" x 8'1"
Bedroom 2	5.44m x 4.15m	17'10" x 13'7"
En-Suite 2	2.15m x 1.60m	7'1" x 5'3"
Bedroom 3	4.15m x 3.25m	13'7" x 10'8"
Bedroom 4	3.56m x 2.60m	11'8" x 8'6"
Bathroom	2.80m x 2.25m	9'2" 7'5"

*Dimensions taken from the Spitfire sales brochure and may differ from the actual

FIRST FLOOR



Total Area: 1936.80 sq. feet

Illustration only and not to scale.

Handles Property

8A Regent Street,
Leamington Spa,
CV32 5HQ

01926 354 400

DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

*Your local
independent
estate agents*

rightmove 

ZOOPLA

OnTheMarket

PrimeLocation.com

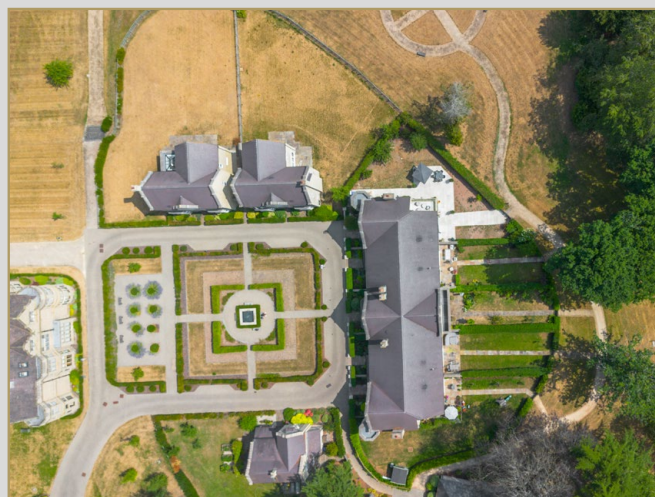


HANDLES
PROPERTY

LOCATION

2 MANOR GARDENS

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Community fee/service charge of **£3174.50**

www.handlesproperty.co.uk