



1 Manston Drive, Wellesbourne

Guide Price **£290,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

1 Manston Drive

Wellesbourne, Warwick

Occupying a generous corner plot within a popular and quiet residential location, this beautifully presented two-bedroom semi-detached home has been thoughtfully enhanced to offer stylish accommodation, exceptional outdoor entertaining space and a stunning bespoke traditional timber framed garden room. Perfectly positioned within easy walking distance of local amenities including a supermarket, community gym, village bakery and traditional pubs, this superb home is ideal for a wide range of buyers.

The accommodation begins with a welcoming entrance hall leading to a contemporary fitted kitchen and a spacious open-plan lounge/dining room, creating an excellent space for modern living. The true centrepiece of the home is the bespoke traditional timber framed garden room, featuring vaulted ceilings, exposed beams and extensive glazing that floods the room with natural light whilst creating a seamless connection with the beautifully landscaped south-east facing garden.

To the first floor are two generously proportioned double bedrooms, both presented to an excellent standard, together with a modern family bathroom featuring shower over bath.





1 Manston Drive

Wellesbourne, Warwick

Beautifully presented 2-bed semi with traditional timber framed garden room, landscaped garden, garage, and parking. Close to amenities. Ideal for modern living and entertaining. Ready to move into.

Council Tax band: C

EPC Energy Efficiency Rating:

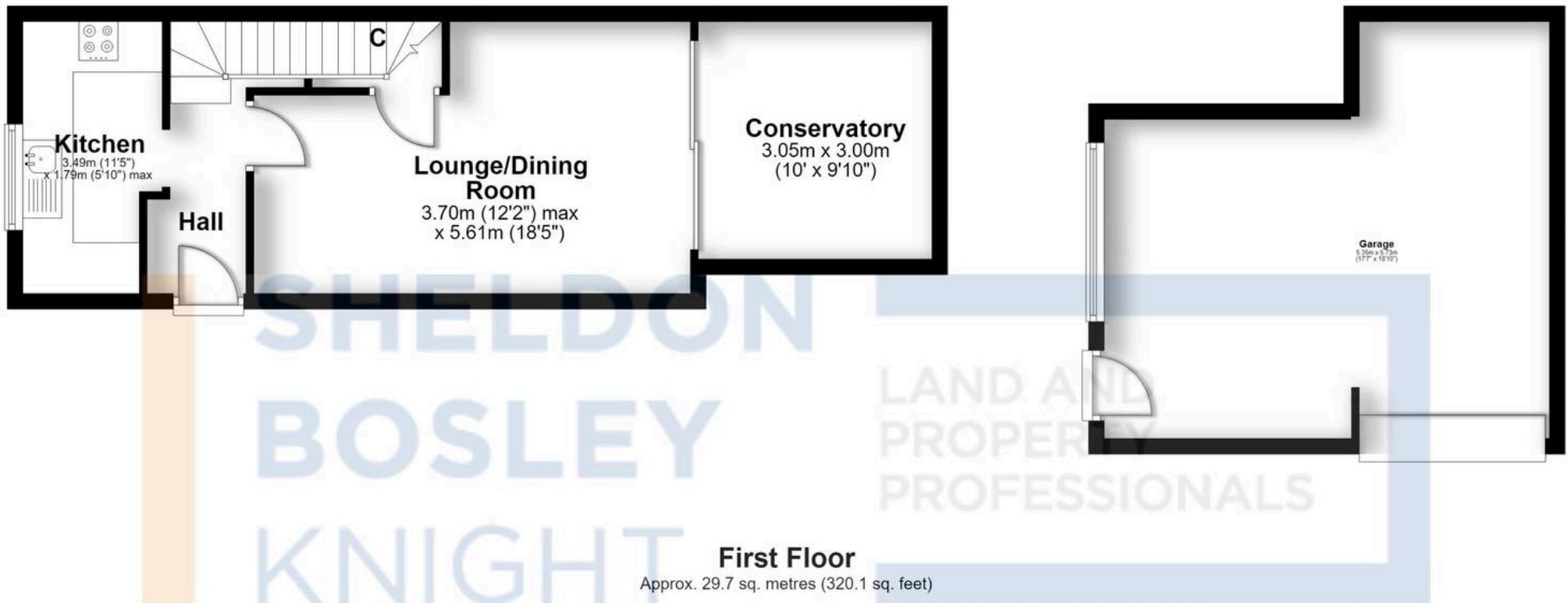
EPC Environmental Impact Rating:

Wellesbourne is a popular and thriving village set within South Warwickshire, offering an excellent range of local amenities including shops, supermarkets, a medical centre, school, and leisure facilities. The area combines peaceful countryside surroundings with convenient access to nearby towns such as Stratford-upon-Avon, Warwick, and Leamington Spa. The M40 motorway (J15) is within easy reach, providing excellent transport links to Birmingham, London, and beyond.



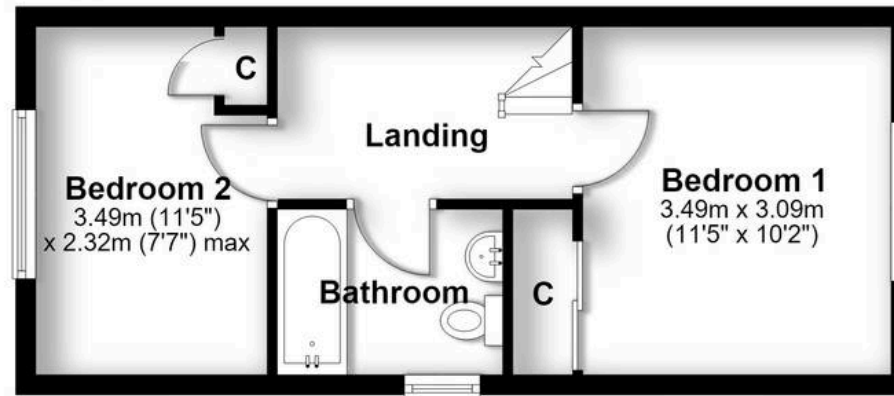
Ground Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 97.1 sq. metres (1045.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Shipston & Kington

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.