

11 Green Villa Park

Wilmslow, SK9 6EJ



mosley jarman





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£1,250,000

Nestled in a quiet cul-de-sac just off Knutsford Road, perfectly situated on a quiet road, it's within walking distance to Lindow and Ashdene Primary Schools, Lindow Cricket Club, and Alderley Edge Golf Course. This exquisite four double bedroom, three-bathroom (two en-suite) detached home, built with beautiful 'Cheshire' brick elevations, offers unparalleled luxury and privacy. Extended, remodelled, and refurbished to the highest standard, this property is not overlooked from the front or rear and provides a tranquil escape within landscaped south-facing gardens.

This luxurious home benefits from high-end features, including hardwood factory-sprayed double-glazed windows, gas-fired central heating (via an Ideal condensing boiler and pressurised hot water cylinder), a security alarm, and advanced outdoor lighting and power points. The property is truly a blend of classic design and modern convenience, offering a luxurious yet practical family home in one of Cheshire's most desirable locations.

- Exquisite, detached family home
- Quiet cul-de-sac location off Knutsford Road
- Stunning bespoke living kitchen
- Private established and landscaped south facing rear garden
- Garden office/building
- Four double bedrooms and three bathrooms (two en-suite)
- Close to Lindow and Ashdene Primary Schools and Lindow Cricket Club
- Three reception rooms
- Block paved driveway and integral garage





The Ground Floor

The ground floor features stunning 'Hand Smoked' solid Oak flooring and brushed nickel Italian door furniture throughout. Enter via a welcoming entrance hall that leads to the formal dining room boasting a beautiful bay window, while the spacious living room is flooded with natural light from dual aspect windows, featuring a bay window to the front and garden views to the rear. A multi-fuel burning stove set in a limestone surround with a granite hearth creates a warm, inviting ambience.

At the heart of the home is a spectacular living kitchen, ideal for family living and entertaining. Underfloor heating runs throughout this space, which is fitted with a bespoke 'Hetherington Newman' kitchen, complete with a large central island, Quartz work surfaces, and premium Gaggenau integrated appliances that include two electric ovens, two warming ovens, Halogen hob with additional gas burning hob under counter fridge, larder style fridge with freezer drawer beneath & dishwasher, a Westin extractor hood and a Quooker boiling tap. French doors lead from this space to the stunning rear garden, perfect for indoor-outdoor living. A utility room (with underfloor heating, large drying/laundry cupboard, fitted pantry/larder cupboard and space for appliances), stylish downstairs w.c. fitted with high-quality Duravit sanitary ware, snug/sitting room with underfloor heating, and ample fitted storage complete the downstairs layout.

The First Floor

The first floor is equally impressive, featuring a bright landing with built-in linen storage, additional wardrobe space and loft access. The principal bedroom suite (with dual aspect windows, electric blinds and 5 amp lighting with convenience of dual switches by the bed), offers luxury living with an en-suite bathroom/wet room that includes a free-standing bath, walk-in shower, Duravit sanitary ware & brush nickel fittings. The guest bedroom also enjoys an en-suite shower room with electric underfloor heating and premium fittings. Two additional double bedrooms are served by a stylish main bathroom with both bath and separate shower.

The Grounds & Gardens

The meticulously landscaped rear garden offers a haven of peace and seclusion, with well-stocked plant borders, raised beds, and specimen trees,

including pleach trees. A spacious Indian stone patio, timber Pegula, and garden lighting make this space perfect for outdoor entertaining. Additional amenities include an insulated detached garden building/office with adjoining garden store and covered wood store. An integral garage with electric door and office to rear, accessible via the side of the property. The front driveway is block paved, offering off-road parking for multiple vehicles.

Important Information

Council Tax Band: F

EPC grade: TBC

Heating: Gas, wet underfloor heating in kitchen, utility, downstairs WC, snug, electric underfloor heatings in bathroom & ensuite, wood burning stove

Mains: Gas, Electric, Water

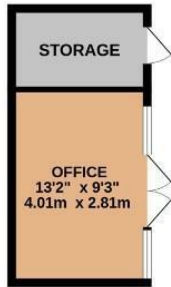
Flood Risk*: Very low risk of flooding from rivers & seas. Low risk of surface water flooding.

Broadband**: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage**: Mobile coverage with EE & Three likely).

Parking: Off road parking to the front of the property. EV charging point (owned).

Rights of Way & Restrictive Covenants: N.A



GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.

FIRST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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