

14 Gravel Lane

Wilmslow, Cheshire, SK9 6LA



mosley jarman





14 Gravel Lane, Wilmslow, Cheshire, SK9 6LA

£700,000

Video Tour- This beautifully presented and spacious Edwardian family home offers four double bedrooms and two bathrooms, set in a highly sought-after residential area in South Wilmslow. Ideally located for easy access to Wilmslow Town Centre and several excellent nearby schools, the property spans four floors, including tanked cellars, and retains many original features such as high-level skirting boards, picture rails, ceiling cornices, and timber panel doors. It also benefits from timber-framed double glazing and gas-fired central heating.

The ground floor comprises an entrance porch leading into a hallway with under-stairs storage, a dual-aspect living room featuring a log burner and stripped wood flooring, and a spacious living kitchen. The kitchen is fitted with stylish matching wall and base units, stone worktops, a Belfast sink, underfloor heating, Velux windows, and bifold doors opening onto the garden. It also includes integrated and space for appliances, an island with a breakfast bar, and a combined living/dining area with a window seat and bespoke storage.

The basement level features a utility area with additional storage, a further reception room, and a shower room. On the first floor, a landing leads to two double bedrooms, both with fitted wardrobes, and a large family bathroom complete with a freestanding roll-top bath and a walk-in shower with a rainwater shower head. The second floor provides access to two additional double bedrooms, completing the layout of this elegant and generously proportioned home.



- A superbly presented four double bedroom Edwardian family home
- Set in a highly sought-after residential area in South Wilmslow
- Easy access to Wilmslow Town Centre
- Close to excellent local schools
- Accommodation over four floors to include tanked cellars
- Stunning living kitchen
- Two bathrooms
- Off road parking
- Landscaped garden
- Freehold





The Grounds & Gardens

At the front of the property, there is a driveway that offers off-road parking and includes an electric charge point. To the rear, the house boasts a beautifully maintained and private landscaped garden, featuring a patio area, artificial lawn, and well-established planted shrubs and borders.

The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Information

Council Tax Band: D

EPC grade: C

Heating - Gas central heating (radiators) & underfloor heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

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

Broadband^{**}: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three^{*}

Mobile Coverage^{**}: Mobile coverage at the property available with all main providers^{*}. Some limited indoor coverage.

Parking: Off road parking to the front of the property. EC Charger- Untethered

Rights of Way & Restrictive Covenants: TBC

Water Metre- Present at Property

Tenure: Freehold

^{*} Information provided by GOV.UK

^{**}Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **SK9 6LA**

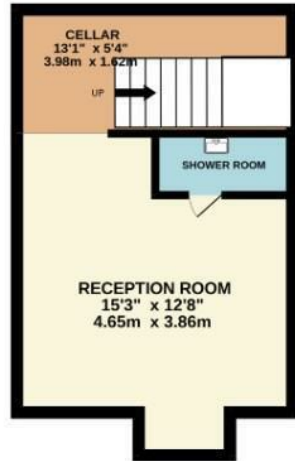
What 3 Words: **lonley.rail.pitch**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**

BASEMENT LEVEL
258 sq.ft. (24.0 sq.m.) approx.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.5 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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