

8 Beaufort Chase

Wilmslow, Cheshire, SK9 2BZ



mosley jarman



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Guide Price £975,000

An immaculately presented and substantially extended five-bedroom, two-bathroom detached family home, this property is situated in a quiet cul-de-sac of only nine detached homes bordering open countryside.

The house offers generously proportioned and well-designed accommodation throughout. On the ground floor, an enclosed porch leads to a welcoming hallway with elegant hardwood flooring. The spacious living room, measuring 21'8 x 13'9, features dual-aspect windows, hardwood flooring, and a contemporary living flame gas fire, creating a warm and inviting atmosphere. Adjacent to this is a dining room, ideal for hosting formal gatherings. The centrepiece of the home is the stunning living kitchen, designed as a multifunctional family and entertaining space. This area is equipped with modern wall and base units, granite work surfaces, a peninsula with seating for bar stools, two integrated Bosch electric ovens, a Neff induction hob, glass splashbacks, an extractor, and an integrated dishwasher. There is also space for an American-style fridge freezer. The living and dining space within the kitchen is enhanced by an impressive, vaulted ceiling with six large electric Velux roof windows, feature windows, and bi-folding doors that open onto the rear garden. Completing the ground floor is a utility room with a cloak's cupboard and a downstairs W.C.

Upstairs, the landing offers loft access with a pull-down ladder, an airing cupboard, and a large storage cupboard. The luxurious main bedroom suite serves as a true retreat, featuring a magnificent double bedroom (22'2 x 12'7) with fitted furniture, a dressing room, and a re-fitted en-suite shower room. The guest bedroom includes fitted wardrobes and has direct access to a Jack-and-Jill bathroom. Three further bedrooms, all benefiting from fitted or recessed wardrobes, provide ample accommodation for family or guests. The Jack-and-Jill bathroom is spacious and contemporary, boasting a free-standing bath and a walk-in shower.

- Substantially extended detached family home
- Five bedrooms (all with fitted/recessed wardrobes)
- Stunning living kitchen with space for dining, lounging and cooking
- Ample off road parking and an integral double garage
- Council Tax Band - G
- Quiet small cul-de-sac location
- Impressive main bedroom suite with dressing room and en-suite shower room
- Utility room and downstairs w.c
- Established private gardens to the front and rear
- Freehold



The Grounds & Gardens

The gardens are beautifully established and private. The front garden features a well-maintained lawn and mature borders, while the rear garden is mainly laid to lawn with mature shrubs, borders, and a paved patio area for outdoor relaxation. Additional features include a detached timber garden shed and a separate garden room currently utilised as a bar. The garden room is equipped with light, power, a double-glazed window, and bi-folding doors that open onto a covered composite decking area with outdoor lighting, making it an excellent space for entertaining or relaxation. Block-paved driveway at the front provides ample parking and leads to an integral double garage measuring 19'10 x 17'10.

The Location

Wilmslow is an affluent town located in Cheshire and is one of the most sought after places to live in the UK after central London. Just 11 miles south of Manchester City Centre, Wilmslow has a population of approximately 30,326, lying between affluent Alderley Edge and Handforth, where approximately another 8,000 people reside.

Important Information

Council Tax Band: G

EPC grade: TBC

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{*}: Very low risk of flooding from rivers & seas. Very 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 main providers limited.

Parking: Off road parking to the front of the property. There is an EV charger at the property.

Rights of Way & Restrictive Covenants: No chickens or poultry to be kept at the property.

Accessibility: There is step free access to the front of the property. No caravans or boats to be parked at the property, unless stored within the garage. Not to carry in or upon the property any trade or businesses. Not to erect any hoardings or buildings on the property without the written approval of the Company.

Tenure: Freehold

Please note, there are two trees with Tree Preservation Orders within the boundary of the property.

^{*} 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 2BZ**

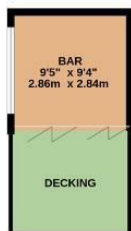
What 3 Words: **faded.sugars.shed**

Council Tax Band: **G**

EPC Rating: **C**

Tenure: **Freehold**

BASMENT
89 sq.ft. (8.2 sq.m.) approx.



GROUNDFLOOR
1580 sq.ft. (146.8 sq.m.) approx.



1ST FLOOR
1255 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 2922 sq.ft. (271.5 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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