

Chestnut Cottage, 37 Strawberry Lane

Wilmslow, Cheshire, SK9 6AQ



mosley jarman



Chestnut Cottage, 37 Strawberry Lane, Wilmslow, Cheshire, SK9 6AQ
Guide Price £1,250,000

A beautiful, highly individual contemporary detached home bordering open countryside and situated within a much coveted South Wilmslow address.

A truly outstanding family detached home providing not only cavernous living accommodation but also a simply stunning landscaped rear garden with a pleasing woodland backdrop.

Thoughtfully extended, the house offers flexible spacious accommodation flowing off a central reception hall, planned with tantalising glimpses of the rear garden immediately on entrance to the house. Of particular note is the grand full width living-dining kitchen flood with natural light from a large central atrium and bi-fold doors leading into the vast rear garden. Additionally, there is a separate living room, study, cloakroom, wc and sitting room/fourth bedroom all to the ground floor.

Then, off a galleried landing with feature vaulted window are three bedrooms, a high quality fitted bathroom and en-suite shower room with limestone tiling positioned off the principal bedroom.



- AN OUTSTANDING AND HIGHLY INDIVIDUAL DETACHED HOME
- ADJACENT TO OPEN COUNTRYSIDE
- A STUNNING LARGE LANDSCAPED GARDEN
- AN IMPRESSIVE LIVING-DINING KITCHEN
- WELCOMING RECEPTION HALLWAY
- DESIRABLE SOUTH WILMSLOW ADDRESS
- MINUTES FROM A VARIETY OF SHOPS ON CHAPEL LANE
- FOUR BEDROOMS AND TWO BATHROOMS
- SEPARATE LIVING ROOM AND STUDY
- GATED DRIVEWAY AND TANDEM INTEGRAL GARAGE



GROUNDINGS AND GARDENS

Approached over a wide loose gravel driveway, the house offers ample gated off-road parking along with a highly useful integral tandem garage. Good access leads through to a simply outstanding landscaped garden of a considerable size, complimented with a professionally landscaped garden scheme with substantial box hedge lined pathways, sweeping patio areas, a covered timber gazebo for all year round outdoor entertaining and a substantial garden store, all framed with a pleasant woodland backdrop.

THE LOCATION

Chestnut Cottage, located on the charming Strawberry Lane in Wilmslow, enjoys an enviable position close to open countryside, offering a perfect balance between rural tranquility and everyday convenience. The property is within easy reach of excellent local schools, making it ideal for families. Just a short walk away, Chapel Lane boasts a variety of independent shops, cafés, and amenities, while Wilmslow town centre provides a wider selection of retail, dining, and leisure options. The railway station offers direct links to Manchester and London, and Manchester International Airport is just a short drive away, making travel highly accessible.

IMPORTANT INFORMATION

Council Tax Band: F

EPC grade: C

Heating - Gas central heating (radiators)

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.

Rights of Way & Restrictive Covenants: TBC

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 6AQ**

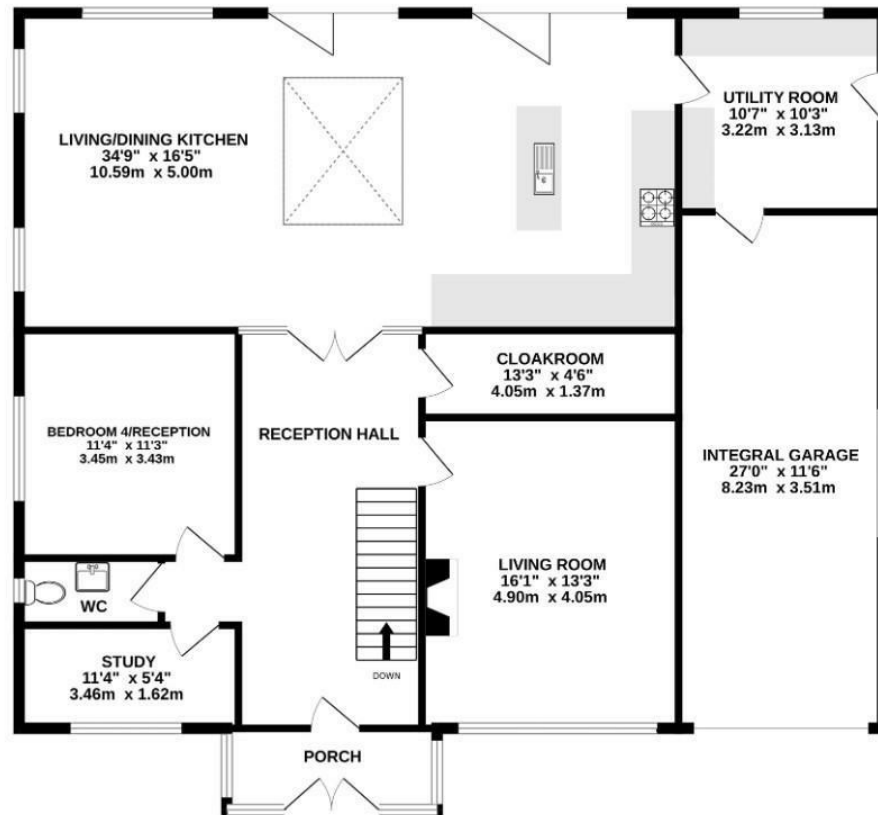
What 3 Words: **video.conspired.miracles**

Council Tax Band: **F**

EPC Rating: **CTBC**

Tenure: **Freehold**

GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 2373 sq.ft. (220.5 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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