



**GASCOIGNE
HALMAN**

HOUGH HOUSE, 11 HOUGH LANE, WILMSLOW

THE AREAS LEADING ESTATE AGENT



HOUGH HOUSE, 11 HOUGH LANE, WILMSLOW

Guide Price: £1.8 Million

An attractive and substantial detached family residence situated on one of Wilmslow's most prestigious roads close to both Wilmslow and Alderley Edge villages. Occupying a large private plot with extensive gardens, the property offers superb potential for further development.

- . ATTRACTIVE DETACHED FAMILY RESIDENCE
- . SUPERB PLOT MEASURING 0.498 OF AN ACRE
- . GREAT POTENTIAL TO EXTEND AND DEVELOP FURTHER
- . FOUR DOUBLE BEDROOMS AND TWO MODERN BATHROOMS
- . THREE RECEPTION ROOMS
- . DOUBLE GARAGE
- . SOUGHT AFTER LOCATION CLOSE TO WILMSLOW AND ALDERLEY EDGE





Hough House is a superb detached family residence occupying a large private plot measuring an impressive 0.498 of an acre making it perfect for further extensions and development (subject to appropriate permissions).

Situated in one of Wilmslow's most desirable locations, the property offers spacious accommodation (3130 Sq Ft) and comprises a large welcoming entrance hallway with wooden flooring which runs throughout the ground floor, generous living room with inglenook and pleasant garden views, formal dining room with garden views, sitting room with feature fireplace, dining kitchen which leads to the rear utility room, private home office and access to the double garage.

To the first floor there are four double bedrooms with the main bedroom offering an en-suite shower room and a range of fitted wardrobes, a stylish refitted bathroom with free standing bath serves the other three bedrooms.

Externally, to the front there is a driveway providing off-road parking for several cars and landscaped front garden with excellent privacy, whilst to the rear there is a superb extensive garden with raised decked area and a good degree of privacy.

LOCATION

Conveniently situated within easy reach of both Wilmslow and Alderley Edge centres with their excellent range of shops and general services, restaurants and wine bars. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area including Wilmslow and Alderley Edge Golf Clubs

DIRECTIONS

Sat-Nav: SK9 2LQ

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

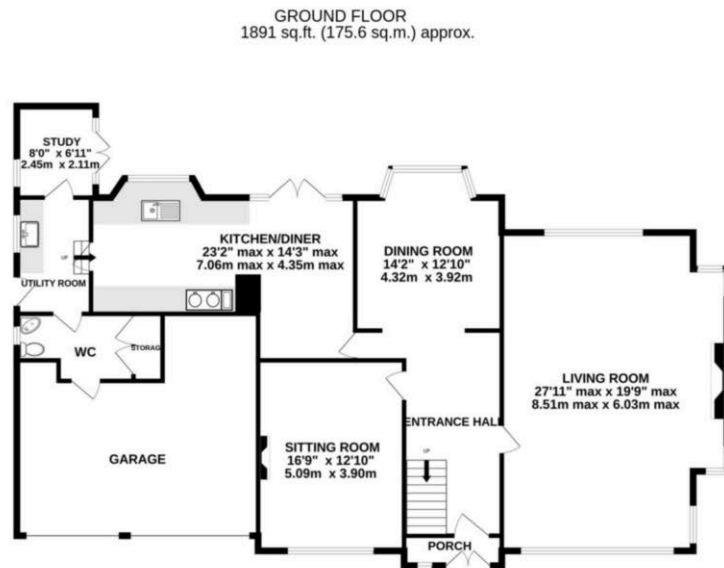
LOCAL AUTHORITY

Cheshire East. Property Band: H

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & LOCATION MAP



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 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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