



**GASCOIGNE  
HALMAN**

4 VICTORIA ROAD, WILMSLOW

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THE AREAS LEADING ESTATE AGENT



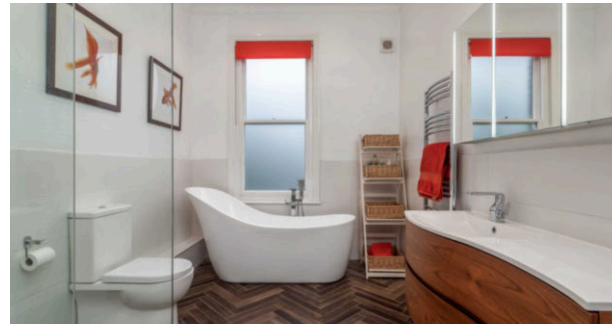
## 4 VICTORIA ROAD, WILMSLOW

**£1.425 Million**

**A handsome detached Victorian Villa situated on a sought after road moments from the heart of Wilmslow town centre, boasting beautifully presented, extended accommodation set within private gated grounds.**

- Beautiful Detached Victorian Villa
- Presented To The Highest Of Standards Throughout
- Meticulously Renovated And Extended To Create A Luxury Period Home
- Five Double Bedrooms & Four Modern Bath/Shower Rooms
- Stunning Open-Plan Living-Dining Kitchen
- Impressive Principle Suite With Dressing Room And En-Suite
- Prime Central Wilmslow Location
- Private Gated Entrance





We are delighted to introduce this rare and exciting opportunity to purchase a substantial Victorian detached family residence presented to the very highest of standards throughout.

The property has undergone a meticulous programme of refurbishment to create a simply stunning family home with a real attention to detail. The property boasts high quality modern luxuries whilst retaining a wealth of its original period features.

Internally the property offers an imposing 3338 Sq Ft of accommodation comprising a large and striking entrance hallway with stunning ceiling cornices, superb drawing room with an attractive bay-window and original marble feature fireplace, to the other side of the entrance hallway there is a cosy sitting room. The real wow factor to the ground floor comes with the extended split level open-plan living-dining kitchen with a bespoke Harvey Jones handmade kitchen with central island, quartz work surfaces, Quooker 'hot tap', dual temperature wine cooler and a range of integrated appliances, with the kitchen opening to a large living-dining area with bi-fold doors and attractive vaulted ceilings.

In addition, to the ground floor there is a large principal bedroom suite with walk-in dressing room, stylish en-suite with underfloor heating, vaulted ceilings and French doors opening to the rear garden.

To the first floor there is a delightful galleried landing which gives access to the four double bedrooms with two bedrooms offering contemporary en-suite shower rooms, whilst a superb family bathroom with slipper free-standing bathtub, separate shower and underfloor heating serves the other two bedrooms.

The property also comes with the added benefit of an extensive basement which offers ample head-height and currently boasts a utility room and ample storage and benefits from two windows, offering excellent scope to convert and transform (subject to the relevant permissions).

Externally, the front the property is approached via electric gates which open to a large gravel driveway providing parking for several cars along with a beautifully landscaped private frontage and stone steps leading up to the front door, whilst to the rear there is a well-presented lawned garden with attractive walled boundaries and decked patio area perfect for al fresco dining.

Victoria Road is an ideal setting being so close to the town centre, but also away from the hustle and bustle on a highly desirable, quiet street.

#### LOCATION

Conveniently situated literally moments from Wilmslow town centre with its 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, which is within walking distance, 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.

#### DIRECTIONS

Sat-Nav: SK9 5HN

#### 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.

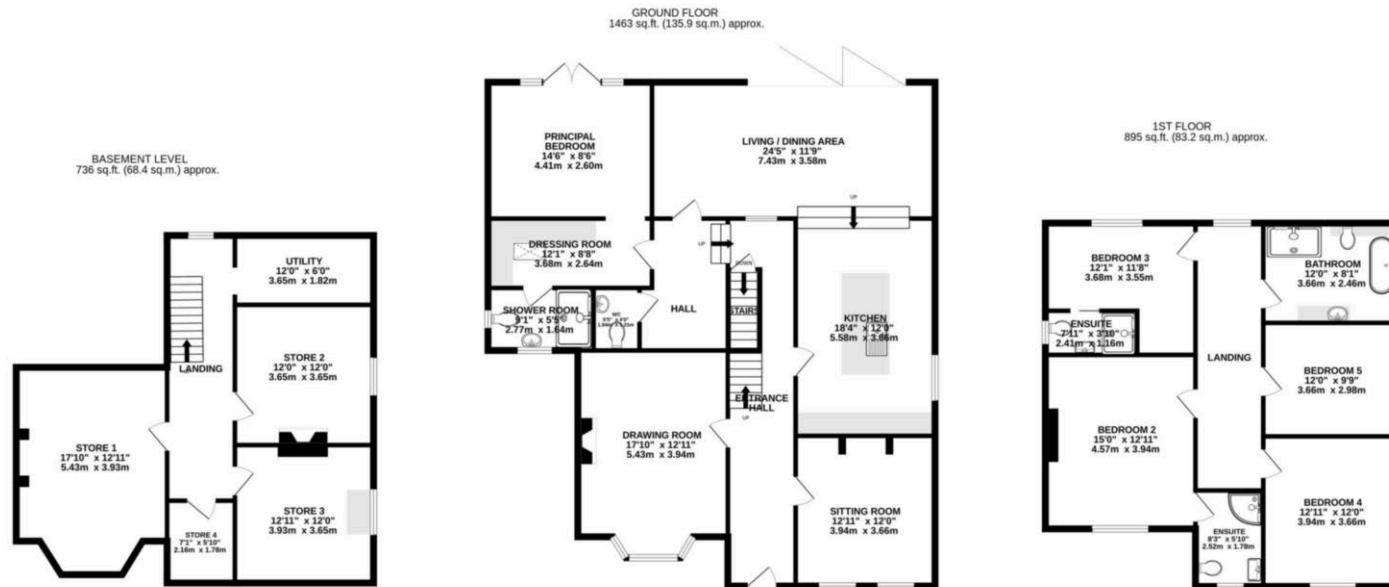
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

# FLOORPLAN & EPC



TOTAL FLOOR AREA : 3338sq.ft. (310.1 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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