



**GASCOIGNE  
HALMAN**

HOLLY HOUSE, 21 HEATHER DRIVE, WILMSLOW SK9  
4GB

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THE AREAS LEADING ESTATE AGENT





## HOLLY HOUSE, 21 HEATHER DRIVE, WILMSLOW SK9 4GB

**Offers Over £825,000**

**A recently constructed detached family home boasting spacious and stylish accommodation throughout whilst enjoying arguably the finest position on the development with stunning countryside views and a private south-facing garden.**

- LARGE FAMILY KITCHEN DINER WITH FRENCH WINDOWS ONTO REAR SOUTH-FACING WALLED GARDEN
- THREE RECEPTION ROOMS INCLUDING SITTING ROOM, DINING ROOM/TV SNUG, AND STUDY/HOME OFFICE
- MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA
- THREE FURTHER DOUBLE BEDROOMS, ONE WITH EN-SUITE
- LARGE FAMILY BATHROOM
- DOUBLE DETACHED GARAGE WITH ELECTRIC DOORS, AUTOMATIC SENSOR LIGHTING AND ELECTRIC VEHICLE CHARGING UNIT.





On the edge of the David Wilson Stanneylands development, overlooking the River Dean and open countryside and adjacent to the landmark Stanneylands Hotel, Holly House represents a rare opportunity to acquire a recently constructed home, with the remainder of a NHBC guarantee in place.

This impeccably presented detached house boasts delightful countryside views to the front, with a sheltered south-facing walled garden to the rear.

The Winstone design, with its generous layout, gives exceptional flexibility compared to others on the development. The spacious entrance hall with cloaks/WC leads to a stunning family/living/dining kitchen, with French windows opening onto the garden. In addition to a formal sitting room there is a further reception room which could be used as a dining room or family TV/snug. There is also a very useful study/home office.

On the first floor there are four double bedrooms. The principal bedroom has a dressing area and large en-suite with both bath and shower. One guest bedroom benefits from its own en-suite, whilst a generous family bathroom serves the remaining two bedrooms.

There is a separate double detached garage with electric doors, automatic sensor lighting and a charging point for electric vehicles.

#### **LOCATION**

Conveniently situated within easy reach of Wilmslow town centre with its wide range of shops, services, restaurants and wine bars. A five minute drive takes you to the A34 bypass offering convenient access to the large retail parks at Handforth Dean and Cheadle.

There are many excellent state and independent primary and secondary schools nearby and a choice of sports clubs including Wilmslow Leisure Centre and Styal and Bramhall Golf Clubs. There is quick and easy access to both Manchester International Airport, and the North-West motorway network. The mainline train service from Wilmslow to London Euston takes only 1hr 50 mins, with other regular services to Manchester City Centre and surrounding areas.

#### **DIRECTIONS**

Sat-Nav: SK9 4GB

#### **TENURE**

We are advised the tenure of the property is 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.

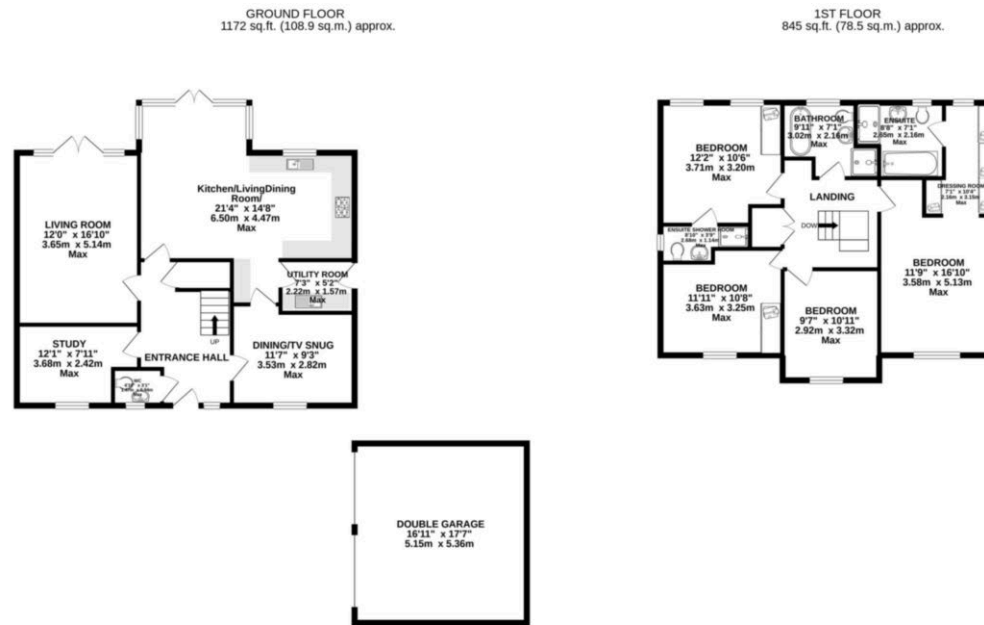
#### **LOCAL AUTHORITY**

Cheshire East. Property Band: F

#### **VIEWING**

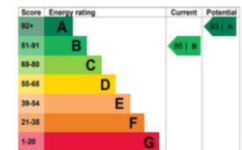
Viewing strictly by appointment through the Agents.

## FLOORPLAN AND EPC



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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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