



**GASCOIGNE
HALMAN**

1 OAK BROW COTTAGES, ALTRINCHAM ROAD, STYAL
SK9 4JE

THE AREAS LEADING ESTATE AGENT



1 OAK BROW COTTAGES, ALTRINCHAM ROAD, STYAL SK9 4JE

£750,000

This stunning period property has been extended and fully refurbished throughout to offer bespoke and deceptively spacious accommodation over four floors with a separate annexe guest house, in the heart of Styal village.

- Beautifully Refurbished and Extended Period Home

- Separate Oak Framed Detached Guest House

- Five Double Bedrooms and Four Luxurious Bath/Shower Rooms

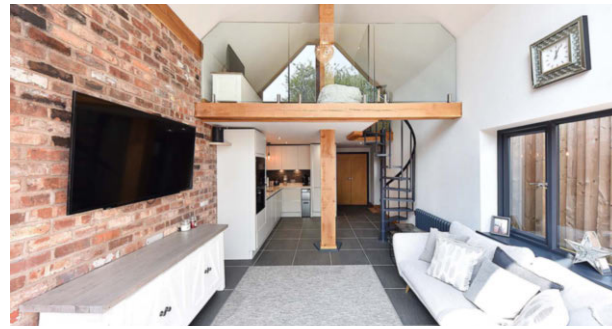
- Light and Bright Open-Plan Living Space

- Highly Sought After Styal Village Location

- Off Road Parking and a Private Walled Garden

- Available with NO CHAIN





Introducing this superb period home which has been thoughtfully extended and remodelled by its current owners to create a deceptively spacious four double bedroom (two en-suite) stylish family home with an impressive separate annexe guest house offering a fifth bedroom.

The main house comprises a welcoming entrance hall boasting solid oak flooring and an oak staircase, a bright and spacious open-plan living space with underfloor heating throughout. To the rear of the ground floor there is an impressive dining kitchen with quartz work surfaces and integrated appliances. In addition, there are French doors opening to the rear courtyard.

To the lower ground floor there is a laundry room providing space for a washing machine and tumble dryer as well as a sink with hot and cold water.

To the first floor there are three double bedrooms. The second bedroom benefits from fitted wardrobes and an en-suite wet room with underfloor heating. The main family bathroom boasts underfloor heating, modern white sanitary ware including thermostatic shower fittings and glass screen over.

The second floor is solely for the principal bedroom suite with fitted storage and an attractive modern en-suite with underfloor heating, a free-standing bath and a walk-through shower are with glass screen and thermostatically controlled shower.

Externally to the front there is a driveway leading to off-road parking to the rear, as well as a beautifully maintained garden mainly laid to lawn. To the rear of the property there is a paved courtyard ideal for alfresco dining.

The annexe is a contemporary oak framed detached guest/entertainment space with open-plan kitchen living space, wet room and mezzanine bedroom. As well as a secluded private walled garden with sunken hot tub, lawned garden and a decked area with lighting and power.

LOCATION

The property is situated in the attractive village of Styal which offers a village store, restaurant and village pub. Within easy access is Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. Styal village also has a railway station. Access to the North West motorway network is within a short drive as is Manchester International Airport.

DIRECTIONS

Sat-Nav: SK9 4JE

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.

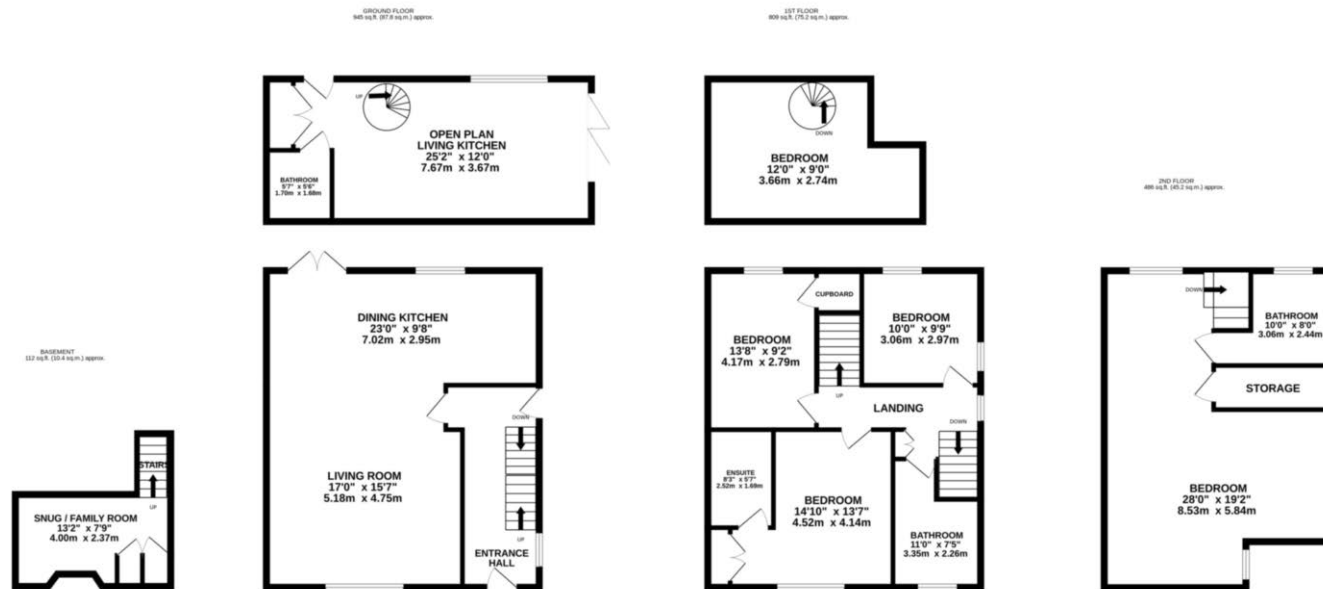
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 2474sq.ft. (229.8 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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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

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