



**GASCOIGNE  
HALMAN**

HIGHFIELD HOUSE, WESTON ROAD, WILMSLOW SK9  
2AN

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THE AREAS LEADING ESTATE AGENT





## HIGHFIELD HOUSE, WESTON ROAD, WILMSLOW SK9 2AN

**£2.2 Million**

Highfield House is situated in a prime position on one of the most exclusive and sought after roads in Wilmslow. This fabulous detached house with an internal living space of just under 3000 sq ft was built in the 1930's and sits within a generous south facing plot of approximately 0.75 acres. Particularly impressive is the extensive garden with an abundance of specimen trees and mature borders with open views across stunning countryside towards the Peak District. This wonderful 4 bedroom property enjoys a high degree of privacy and tranquility whilst conveniently being just a 15 minute walk into Wilmslow and a short drive to Alderley Edge.



- BEAUTIFULLY PRESENTED DETACHED FAMILY HOUSE
- APPROX. 0.75 ACRES WITH RURAL VIEWS
- DOUBLE GATED HORSESHOE DRIVEWAY WITH AMPLE PARKING
- THREE RECEPTION ROOMS AND OPEN-PLAN FAMILY-LIVING KITCHEN
- FOUR GENEROUS DOUBLE BEDROOMS, TWO WITH EN-SUITES
- ALMOST 3000 SQ FT OF ACCOMMODATION
- PRIME POSITION ON AN EXCLUSIVE PRIVATE ROAD
- SUPERB LANDSCAPED GARDENS WITH DELIGHTFUL SOUTH FACING TERRACE





Highfield House is beautifully presented having been modernised and maintained to the highest of standards creating a well planned, spacious and sophisticated family home. Whilst retaining many period features, the owners have seamlessly combined modern living within this characterful property and the house should be viewed to appreciate the attention to detail.

The primary entrance through imposing, black arched doors leads to a large limestone floored entrance hall from which several reception rooms are accessed. As the house is laterally designed and south facing, each of these rooms benefit from lovely vistas of the mature, landscaped garden and rural countryside beyond.

The elegant dining room has the original parquet oak flooring edged in ebony and a limestone fireplace, providing a formal space for hosting and special occasions. Double doors then lead to a separate, smaller room currently used as a library, with access to the garden. The main living room has a large bay window, French doors open up onto the York stone terrace which extends across the southerly facade of the house, providing a perfect space for summer entertaining.

Practically designed and with ample room for socialising with family and friends, the kitchen features bespoke Harvey Jones cabinetry, granite worktops, space for Aga, and a welcoming central island. There is also a large woodburner, space for a dining table or sofa and doors opening onto the terrace and gardens with raised vegetable and herb beds to the left.

The kitchen leads to a convenient boot room with useful doors to the front and rear of the property and a utility room with a butlers sink. From there is another light and airy room with views to the front and rear of the house; currently used as an office/yoga studio, a lovely space to work, study or create. Additionally, leading from the entrance hall is a cloakroom with built in shelving and a separate wc.

On the first floor are four extremely generous double bedrooms all leading from a light and spacious landing, two with en-suite bathrooms, and one separate family bathroom. Each bedroom has a leafy outlook with views over the gardens. The principal bedroom is particularly impressive with a fireplace, built-in wardrobes, a contemporary and luxurious en-suite bathroom with a walk-in shower, bath and underfloor heating.

Externally, the house has a gated horseshoe gravel driveway providing ample off road parking for multiple cars. The grounds of the property have been cleverly landscaped with York stone terracing, gravel areas and lawns, mature trees bordering the boundaries to create privacy. The York stone terrace extends the full width of the property maximising its south facing aspect.

The property also has the opportunity to extend (subject to planning permissions) to create more living space and a new master bedroom which will give spectacular, unobstructed views over to the Bollin Valley.

#### LOCATION

The property is conveniently situated within walking distance of Wilmslow town centre and a short drive to Alderley Edge. Both have an excellent range of restaurants, wine bars and shops including Waitrose, Gails and The White Company. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow station is within walking distance with fast trains to London Euston taking just under 2 hours and a regular commuter service to Manchester and surrounding districts. Also the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sports clubs in the surrounding areas.

#### POSTCODE

Sat-Nav: SK9 2AN

#### 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

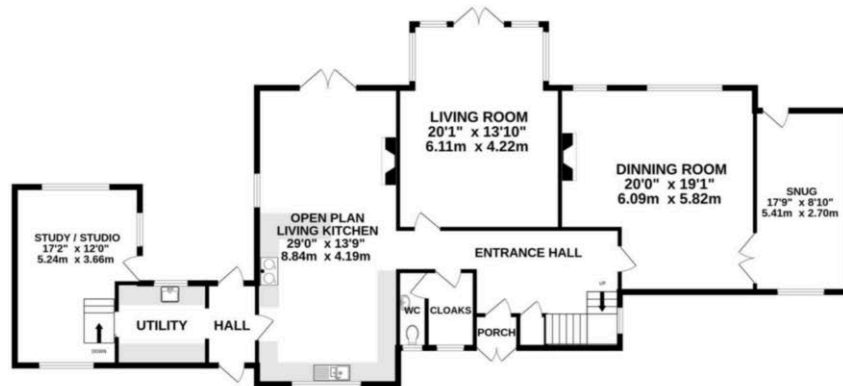
Cheshire East. Property Band: G

#### VIEWING

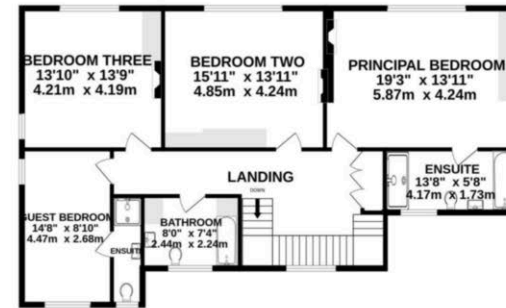
Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC

GROUND FLOOR  
1755 sq.ft. (163.0 sq.m.) approx.



1ST FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 2952 sq.ft. (274.3 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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