



**GASCOIGNE  
HALMAN**

60 WOODLANDS ROAD, HANDFORTH SK9 3AU

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THE AREAS LEADING ESTATE AGENT





## 60 WOODLANDS ROAD, HANDFORTH SK9 3AU

**£950,000**

**An exceptional and immaculately presented four bedroom detached family home, positioned on a generous South facing plot, with luxury fittings throughout and extending to approximately 2616 Sq Ft in total.**

- Exceptional Modern Detached Family Home
- Spacious And Stylish Accommodation Measuring Approx 2616 Sq ft
- Four Double Bedrooms And Four Bathrooms
- Exceptional Principal Suite With Luxury En-Suite And Dressing Room
- Stunning Living/Dining Kitchen With Central Island
- Private Home Cinema
- Large South Facing Garden With Modern Garden Room
- Sought After Location





This superb modern property offers spacious and stylish accommodation complemented by a large corner plot on one of the areas most sought after roads.

Internally the property boasts a high specification throughout and comprises at ground floor level: welcoming entrance hallway with underfloor heating (which runs throughout the ground floor), downstairs wc, 18ft private living room with media wall and log burning stove which opens to a truly superb Living/Dining Kitchen which offers a large central island with breakfast bar, Quartz work surfaces, boiling hot water tap, high quality integrated appliances and additional sitting area with Media Wall and sliding doors opening to the rear garden. In addition to the ground floor there is a good-size contemporary utility room with outside door access as well as an impressive home cinema with media unit and inbuilt projector.

To the first floor there are four double bedrooms all with their own modern en-suite and two boasting their own dressing rooms. The principal bedroom suite is particularly impressive being over 25ft in length with feature sliding doors opening to Juliet balcony giving pleasant views over the rear garden, as well as a luxury en-suite with free standing bath, marble tiling and private dressing room.

Externally the property occupies a large corner plot with extensive landscaped gardens to the front, tiled pathway and a spacious driveway for off-road parking which gives access to the useful storage garage. To the rear there is a large private South facing garden mainly laid to lawn with tiled patio for Al fresco dining and a superb modern purpose built garden room with log burning stove, modern sliding doors, paneled walls and wall mounted TV.

The property enjoys a sought after location close to Handforth train station, the village centre and only a short walk to Handforth Dean shopping complex.

#### **LOCATION**

Located close to the centre of Handforth which provides for most day to day shopping requirements, with the nearby town of Wilmslow and the superstore developments catering for more comprehensive shopping needs and including a number of large retail outlets including John Lewis, Marks and Spencer, Sainsburys, Tescos etc. Commuting from Handforth is convenient with the nearby motorway network and the by-pass link. Manchester International Airport is within a short drive and Handforth railway station is within walking distance.

#### **DIRECTIONS**

Sat-Nav: SK9 3AU

#### **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**

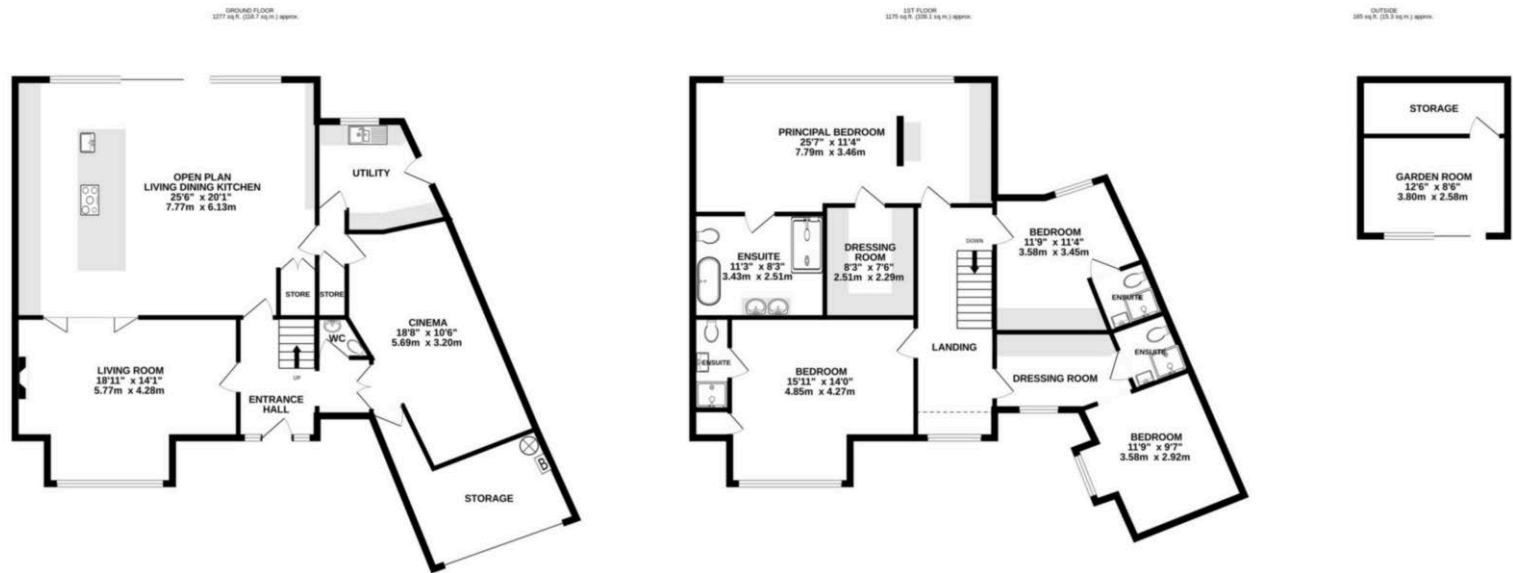
Cheshire East. Property Band: F

#### **VIEWING**

Viewing strictly by appointment through the Agents.



# FLOORPLAN AND EPC



TOTAL FLOOR AREA : 2616 sq.ft. (243.1 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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