



**GASCOIGNE  
HALMAN**

SHERBROOKE HOUSE, 5 STYAL ROAD, WILMSLOW  
SK9 4AE

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THE AREAS LEADING ESTATE AGENT



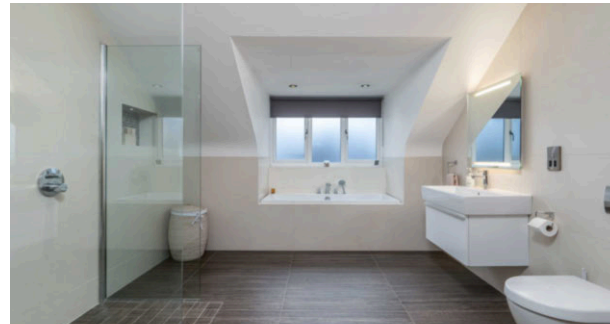
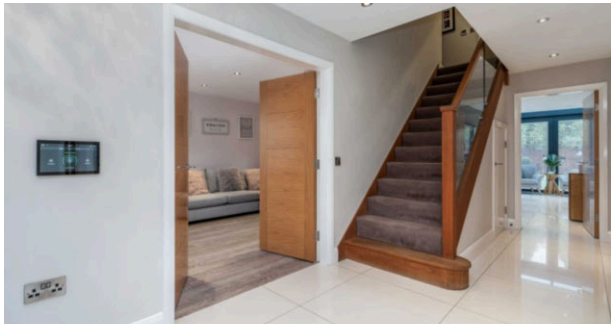
## SHERBROOKE HOUSE, 5 STYAL ROAD, WILMSLOW SK9 4AE

**£1.5 Million**

**This attractive modern detached family residence offers stylish and spacious accommodation over three floors with high specification fixtures, a large South West facing garden and only a short walk from Wilmslow town centre and The Carrs park.**

- A Modern Detached Family Residence
- Spacious And Stylish Accommodation Measuring An Impressive 3429 Sq Ft
- Five Double Bedrooms
- Four Contemporary Bath/Shower Rooms
- Superb Living-Dining Kitchen With Underfloor Heating And Bi-Fold Doors
- Attractive South West Facing Garden
- Private Gated Driveway
- Moments From Wilmslow Town Centre And The Popular Carrs Park





This beautifully presented and spacious family home enjoys a convenient setting moments from the heart of Wilmslow town centre and boasts immaculate accommodation throughout complemented by control 4 home automation technology, secure electronic gates and CCTV and the benefit of underfloor heating to the ground floor along with the principal bedroom en-suite and the family bathroom.

In brief the accommodation comprises a grand entrance hallway with attractive tiled floors, front home study with bay-window, separate play/family room again with an attractive bay-window, and a good-size living room with contemporary feature fireplace. In addition there is a large living-dining kitchen equipped with a range of integrated appliances, underfloor heating, large dining area with matching units and bi-fold doors leading out to the patio and garden area. A separate fully fitted utility room gives access to the double garage and home gymnasium.

To the first floor are four double bedrooms, all offering a range of fitted wardrobes, with two bedrooms also offering modern en-suite shower rooms. A further family bathroom with four piece suite serves the other two bedrooms.

To the second floor there is a large and impressive principal suite with walk-in dressing room and a superb en-suite bathroom with sunken bath tub and separate shower.

Externally, the property is approached via electric gates with an attractive walled boundary and a large resin driveway providing parking for multiple cars as well as CCTV and electric car charging port. To the rear there is a large South West facing garden which enjoys a high degree of privacy and boasts an attractive patio area perfect for al fresco dining.

#### **LOCATION**

Conveniently situated within walking distance of 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, again 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 4AE

#### **TENURE**

Freehold. Subject to verification by solicitors.

#### **SERVICES**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### **LOCAL AUTHORITY**

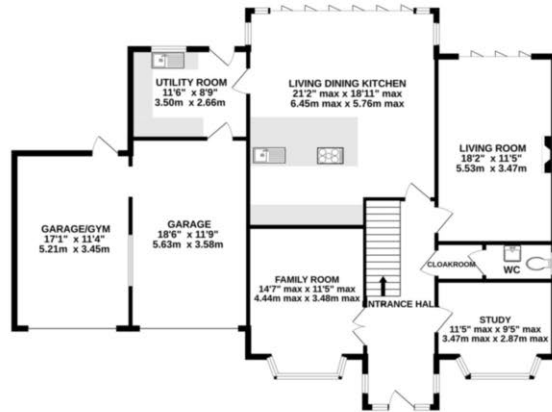
Cheshire East. Property Band: G

#### **VIEWING**

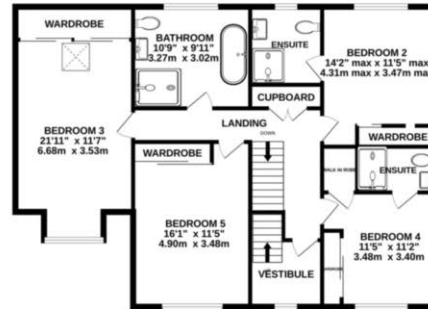
Viewing strictly by appointment through the Agents.

# FLOORPLAN AND EPC

GROUND FLOOR  
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR  
1120 sq.ft. (104.0 sq.m.) approx.



2ND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 3429 sq.ft. (318.6 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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