



**GASCOIGNE
HALMAN**

16 ALTON ROAD, WILMSLOW SK9 5DX

THE AREAS LEADING ESTATE AGENT



16 ALTON ROAD, WILMSLOW SK9 5DX

£1.595 Million

A truly superb detached family home meticulously renovated and extended to an uncompromising standard, situated in the sought after Pownall Park area only 0.4 miles from Wilmslow town centre.

- Exceptional Detached Family Home
- Renovated And Extended To A Very High Standard
- Four Double Bedrooms And Four Bathrooms
- Bespoke Villeroy And Boch Kitchen
- Villeroy And Boch Bathrooms Fittings
- Ground Floor With Underfloor Heating
- Two Beautifully Appointed Reception Rooms
- Private Garden With Italian Granite Patio





We are delighted to introduce this rare and exciting opportunity to purchase a simply stunning detached family home presented to the highest of standards with an exceptional attention to detail.

Internally the property boasts a healthy 3013 sq ft and comprises: entrance porch leading to a welcoming entrance hallway with wooden flooring and Oak staircase leading to the first floor. There is a front living room with solid oak door, attractive bay-window, large separate sitting room with bespoke cabinetry, appealing Inglenook and log burning stove. Both front reception rooms come with coffered lighting and plantation shutters. A refitted modern downstairs wc is also accessed via the hallway.

A beautifully appointed living-dining kitchen occupies the rear of the ground floor and offers underfloor heating (runs throughout the ground floor), bespoke Villeroy And Boch luxury kitchen with built-in wine fridge, two central islands, champagne trough, built-in multi-media, living area with Media wall, coffered ceiling lighting and high quality sliding doors opening to the rear garden. A good-size contemporary utility room with high quality fitted units and additional boiler room completes the ground floor.

To the first floor there are three large double bedrooms, all offering high quality Villeroy and Boch en-suites with underfloor heating. The principal suite is particularly impressive with vaulted ceilings, private dressing room and luxury bathroom with free standing bath and separate shower facilities. Bedroom two also comes with its own dressing area.

To the second floor there is a long landing with feature window overlooking the rear garden along with a good-size double bedroom with Velux windows, dressing area and en-suite shower room.

Externally, to the front there is an attractive marble topped front wall, electric gates giving access to the spacious driveway and artificial front lawn. To the rear there is a generous sized private rear garden mainly laid to lawn with Indian granite tiled patio, external media system and fenced boundaries.

The property also has the added benefit of Smart app controls and CCTV.

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 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 5DX

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.

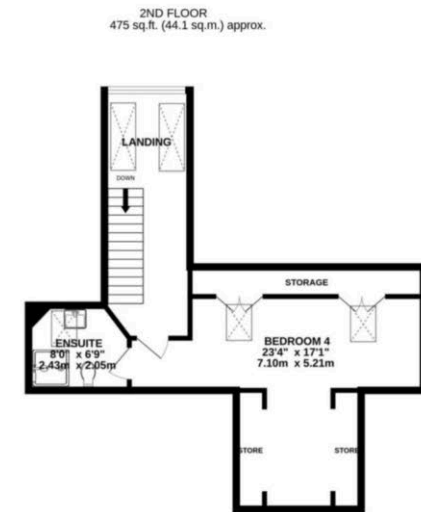
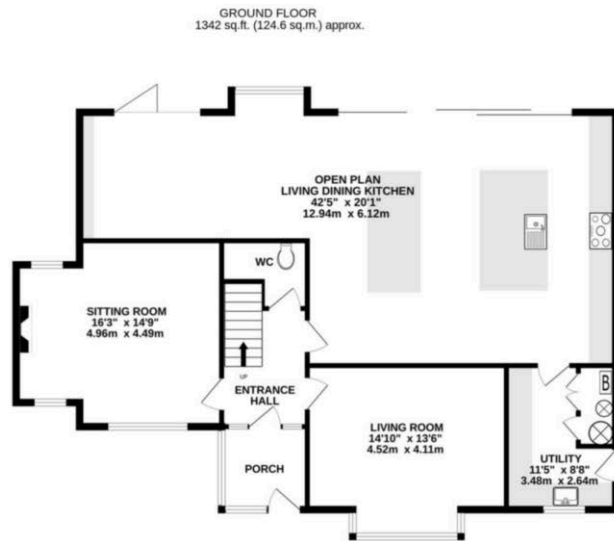
LOCAL AUTHORITY

Cheshire East. Property Band: F

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 3013 sq.ft. (279.9 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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