



**GASCOIGNE
HALMAN**

PARKFIELD, 47 RACECOURSE ROAD, WILMSLOW SK9
5LG

THE AREAS LEADING ESTATE AGENT



PARKFIELD, 47 RACECOURSE ROAD, WILMSLOW SK9 5LG

GUIDE PRICE: £2.75 Million

This magnificent Edwardian detached home is one of Wilmslow's finest properties boasting extensive accommodation at just over 6800 sq ft, set within manicured South Westerly facing grounds of approx 2.3 acres with a detached Coach House and superb privacy, overlooking Lindow common.

Parkfield was built in 1908 by renowned local builders Browns of Wilmslow for their own family home. This impressive Edwardian detached residence offers a wealth of original period features and charm with superb room proportions, high ceilings, original cornices and attractive bay-windows.





KEY FEATURES:

Detached Edwardian Residence Set
Within Stunning Grounds

Private South Westerly Facing Grounds
Of Approx 2.3 Acres

Six Double Bedrooms And Four
Bathrooms

Horseshoe Driveway With Ample Off-
Road Parking

Detached Renovated Coach House

Wealth Of Original Character And
Charm Throughout

Extensive Accommodation of 6865 Sq
Ft Over Four Floors

Grand Reception Hallway

Large Breakfast Kitchen With Marble
Work Surfaces

Extensive Converted Cellars And
Double Garage



PARKFIELD | 47 RACECOURSE ROAD, WILMSLOW SK9 5LG

Internally the accommodation is laid out over four floors and has been tastefully extended and improved by its current owners to create a unique and elegant property which must be viewed to appreciate the rare opportunity the house offers.

Approached via a gated horseshoe driveway, the property boasts a stunning period entrance porch with leaded lights surround opening to a grand entrance hallway which provides access to the majority of the ground floor accommodation with a main staircase to the first floor and the secondary staircase originally used for the servant quarters.

To the front of the ground floor there is a generous sitting room with two beautiful bay-windows, window seat, feature fireplace and log burning stove, separate dining room again with a feature bay-window and feature fireplace. Also accessed via the hallway is a good-size downstairs wc, cosy family room with bay-window leading to a private study/home office which also boasts a bay-window and pleasant views over the vast gardens. An inner hallway to the rear of the ground floor gives access to the private South facing balcony and also leads to a large breakfast kitchen with Mediterranean terracotta flooring, central island with marble worktop, bespoke handmade kitchen, dining area, access to the separate utility room and butlers pantry. To the first floor the galleried landing offers a stunning feature window providing appealing views over the side gardens and gives access to four bedrooms. The opulent principal suite is very impressive with luxury en-suite and separate dressing room with bespoke cabinetry, two large double bedrooms both benefit from modern en-suite shower rooms and a further single bedroom is currently utilised as an additional home office.

Stairs then lead to the top floor where there are three large double bedrooms, all served by a refitted family bathroom with bath and separate shower.

The property also offers extensive cellars, two thirds are fully converted and tanked with full head height providing a variety of options with private music room, wine cellar, gym, boiler room, games room and access to the integral double garage and rear garden. The final third provides excellent storage and tech infrastructure at half head height.







Externally the property really does impress with extensive manicured grounds, vast lawned gardens, pleasant patio area with water feature, quiet gravel reading area with attractive side garden, Breeze House with heating and lighting, vegetable patch with greenhouse and a high degree of privacy.

In addition the property comes with its own sizeable outbuilding, originally built as the coach house to the main property which has been fully renovated with central heating, kitchen and bathroom facilities and could be used as a home office or separate annexe accommodation (subject to permissions).

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5LG

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

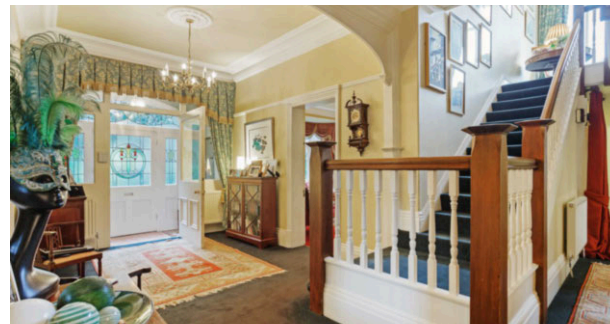
Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.



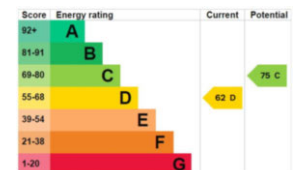
1

Approximate Floor Area
Main House = 637.8 sq m / 6865 sq ft
Cellar = 70.5 sq m / 759 sq ft
Garage = 45.8 sq m / 493 sq ft
Annexe = 115.2 sq m / 1240 sq ft
Total = 869.3 sq m / 9357 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81684

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, SK9 1NY

**GASCOIGNE
HALMAN**