



**GASCOIGNE
HALMAN**

65 CUMBER LANE, WILMSLOW SK9 6EF

THE AREAS LEADING ESTATE AGENT



65 CUMBER LANE, WILMSLOW SK9 6EF

£925,000

A beautifully presented detached family home in a South Wilmslow location, close to excellent schools, extending to 2456 Sq Ft and with a private, enclosed rear garden.

- Attractive Detached Family Home
- Popular And Convenient South Wilmslow Location
- Close to Excellent Schools
- Substantial Accommodation Extending to 2456 Sq Ft
- Stylish Presentation Throughout
- Two Large Reception Rooms
- Superb Extended Living-Dining Kitchen
- Four Double Bedrooms
- Three Modern Bath/Shower Rooms
- Electric Car Charging Point





We are pleased to introduce this substantially sized detached residence in South Wilmslow, located within walking distance of excellent schools and local amenities.

Internally the property is immaculately presented and offers very generous room proportions.

The accommodation is entered into a spacious and welcoming entrance hallway with downstairs wc and staircase to the first floor.

Immediately to the right of the hall is the large front sitting room with feature bay-window and Amtico parquet flooring. The second reception room provides a generous sized family room with two sets of French doors opening to the rear garden. At the front of the property there is a good sized home office.

Continuing the ground floor accommodation, to the rear of the property is the superb extended living-dining kitchen with central island, integrated appliances, Velux windows and three sets of French doors opening to the rear garden. A separate utility room which is accessed via the kitchen completes the ground floor accommodation.

A split-level staircase with feature window leads to the landing, with large airing cupboard, and four double bedrooms. The principal bedroom is particularly large in size boasting a feature bay-window, fitted wardrobes and modern en-suite shower room. Bedroom two is also very large and comes with a contemporary en-suite shower room. Bedrooms three and four are also double bedrooms served by the stylish family bathroom which benefits from both separate shower and freestanding bath.

Externally, to the front of the property there is a lawned garden and driveway providing off-road parking for two cars and giving access to the garage. To the rear there is a private wrap-around garden, mainly laid to lawn with decked and patio areas and fenced boundaries.

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 6EF

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.

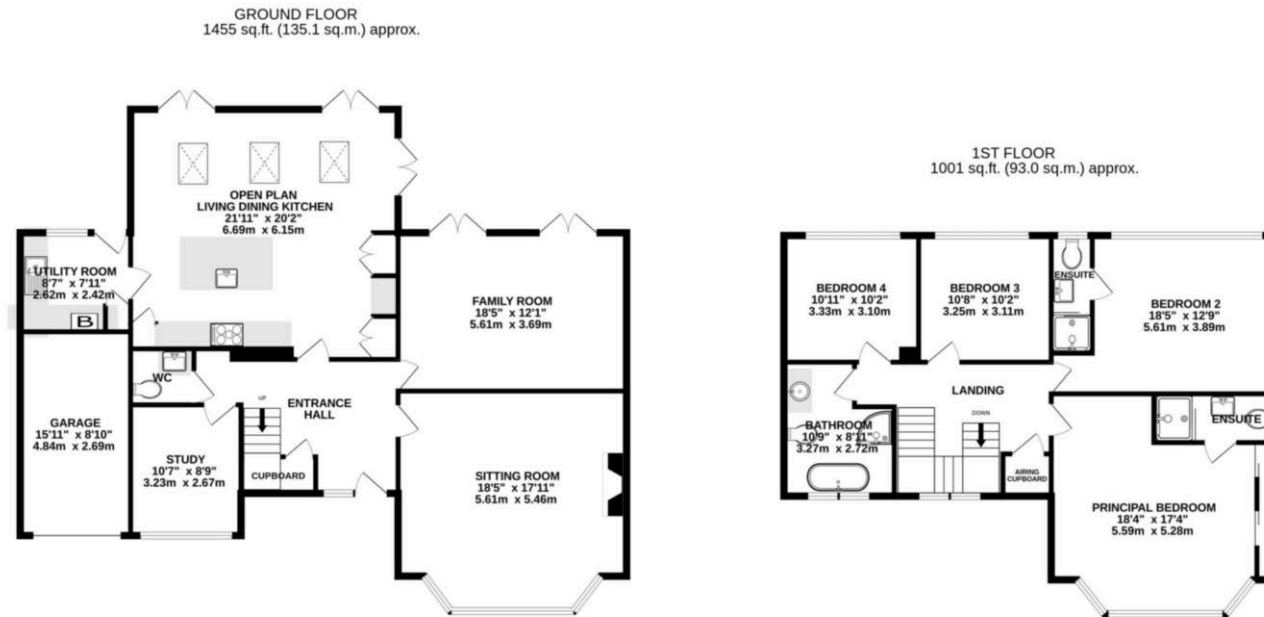
LOCAL AUTHORITY

Cheshire East. Property Band: E

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2456 sq.ft. (228.1 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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