



**GASCOIGNE
HALMAN**

15 VALE ROAD, WILMSLOW SK9 5QA

THE AREAS LEADING ESTATE AGENT



15 VALE ROAD, WILMSLOW SK9 5QA

£1.4 MILLION

An exceptional detached family home occupying a generous 0.25 acre westerly facing plot, with pleasant woodland views to the rear. Boasting stylish and luxurious accommodation with five bedrooms, four bathrooms and a stunning living-dining kitchen.

- Exceptional Detached Family Home
- Generous West Facing Plot With Woodland Views To The Rear
- Five Double Bedrooms And Four Bathrooms
- Superb Split-Level Living-Dining Kitchen With Feature Apex Window
- Stylish Accommodation Over Three Floors Of Over 3300 Sq Ft
- Two Separate Reception Rooms
- Principal Bedroom Suite With Dual Dressing Rooms And Luxury En-Suite
- Landscaped West Facing Gardens With Indian Stone Patio And Garden Studio





We are pleased to introduce this truly superb detached residence situated on a quiet cul-de-sac within the prestigious Pownall Park area of Wilmslow. The property itself has been meticulously extended and enhanced to an exacting standard throughout with luxury bespoke fittings and generous proportions measuring over 3300 sq ft.

Internally the accommodation comprises an entrance hallway with limestone tiled floor and underfloor heating which runs throughout the ground floor with bespoke steel and frameless staircase with glass balustrade and feature stone wall, front family room, stylish living room with media wall and glass doors opening to an impressive split-level living-dining kitchen with glass balustrade, luxury bespoke kitchen with central island and integrated appliances, vaulted ceilings and a stunning floor to ceiling apex window with oversized bespoke sliding doors boasting expansive views over the large rear garden. A downstairs wc and well-appointed utility room completes the ground floor accommodation.

To the first floor there are four double bedrooms, two offering modern en-suite shower rooms and a further marble family bathroom serves the remaining two bedrooms, whilst to the second floor there is an outstanding principal bedroom suite with his and her dressing rooms with fitted storage, a contemporary Carrara en-suite bathroom and stunning views over the rear garden and woodland beyond.

Externally, the property enjoys a generous and private plot of approx 0.25 acres and is accessed via bespoke electric gates to a spacious block paved driveway providing parking for three cars and access to the single garage. To the rear there is a large West facing landscaped garden mainly laid to lawn with Indian stone patio, modern pergola for outdoor entertaining and a purpose built garden studio with sitting room and separate bar.

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 5QA

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.

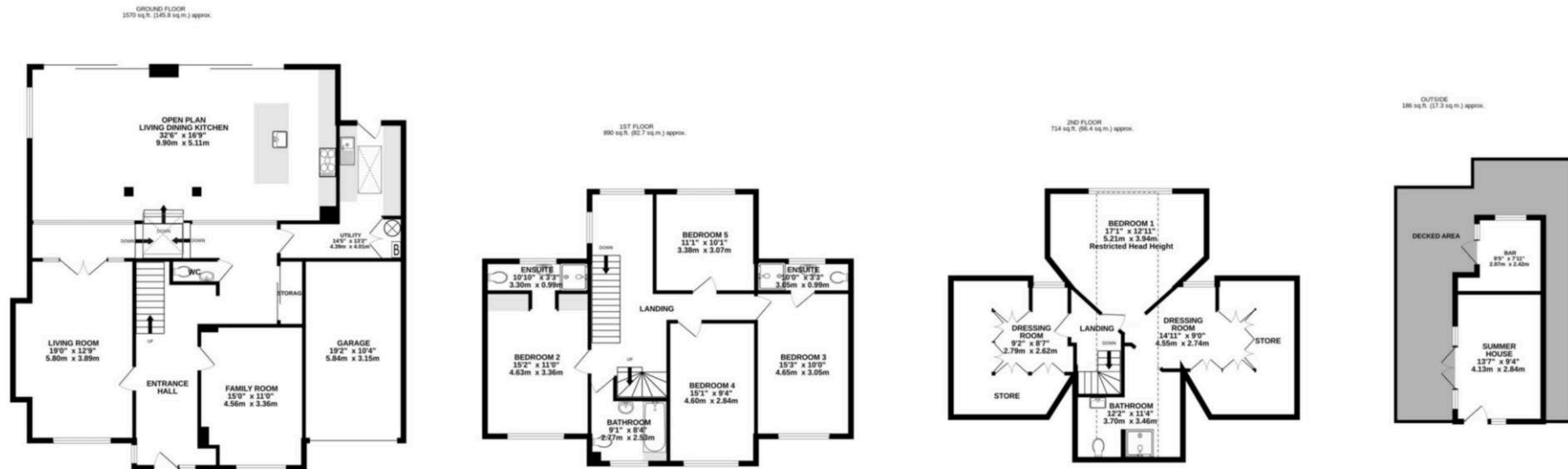
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 3360 sq.ft. (312.1 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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