



**GASCOIGNE
HALMAN**

1A LACEY GROVE, WILMSLOW SK9 4BJ

THE AREAS LEADING ESTATE AGENT



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£1.15 MILLION

A bespoke 'Arts and Crafts' style energy efficient new home (3353 Sq Ft) boasting high specification accommodation with five double bedrooms, four stylish bathrooms, three reception rooms and an impressive living-dining kitchen. Ideally located on a private road of just four properties only a short walk to Wilmslow town centre and train station.

- Bespoke 'Arts And Crafts' Energy Efficient Detached New Home
- Luxury Accommodation Measuring 3353 Sq Ft
- Five Double Bedrooms And Four Stylish Bathrooms
- Stunning Shaker Style Living-Dining Kitchen
- Three Reception Rooms
- Electronic Double Garage
- Latest Technology And Energy Efficient Fittings
- Underfloor Heating To The Ground Floor And Air Source Heat Pump





Situated on a peaceful tree lined private road, this exceptional new-build detached family home offers spacious accommodation measuring 3353 sq ft of thoughtfully designed living space and high specification fixtures and fittings.

The property has been meticulously designed to the highest of standard combining the latest in energy efficient living with luxury accommodation and must be viewed to appreciated what is on offer.

Approached via a long private tree lined road the property offers a spacious driveway which gives access to the electronically operated double garage and 7kw zappy car charger.

A bespoke Aluminium 'smart' front door opens to a grand entrance hallway with an impressive central staircase leading to the galleried landing above. The entrance hallway boasts Oak Parquet flooring with underfloor heating which both run throughout the ground floor and gives access to the downstairs wc and separate boot room which comes with a variety of bespoke fitted units and door access leading to the integral double garage.

In addition to the ground floor there is a large study/home office with pleasant front aspect and ultra fast fibre broadband and Cat 6 Ethernet capability, a spacious living room with high efficiency 5kw log burning stove and French doors opening to the rear patio/garden and a separate snug with bi-folding doors leading to the rear garden. A superb living-dining kitchen with Shaker style 'in frame' units really does add to the wow factor with Quartz work surfaces, AEG appliances including full height fridge and freezer, 2 full size AEG ovens, microwave and AEG bean to cup coffee machine. The kitchen also comes with a full size fitted wine fridge and a 4 in 1 tap with Hot, Cold, Filtered boiling and chilled options. The kitchen living space also comes with French doors to the rear garden as well as separate French door access to the large Indian Stone side terrace. A separate fitted utility room with Quartz work surfaces and space for washer and dryer completes the ground floor.

To the first floor the property offers five double bedrooms, all with cast iron radiators with bedrooms two and three coming with their own stylish en-suite shower rooms. The principal bedroom is particularly large in size with vaulted ceiling, private dressing room and a stunning en-suite with free standing bath tub and separate shower. A spacious luxury family bathroom with free standing bath and separate shower with attractive tiling serves bedrooms four and five.

Externally the property enjoys a generous plot with a large private sun terrace to the side perfect for the afternoon and evening sunshine, generous lawned rear garden with patio area and fenced boundaries with external lighting with dusk till dawn and timed options, CCTV with app access and driveway for two/three cars.

The property offers the latest in tech and energy efficiency with its own Air Source Heat Pump, 4.1kw solar panels, Vent-axia MVHR full house ventilation system providing clean air throughout the property, Dual fuel towel radiators in every bathroom, Control Plus alarm system with App access, and automated Velux roof lights. The property comes with a full 10 year insurance backed warranty.

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 4BJ

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.

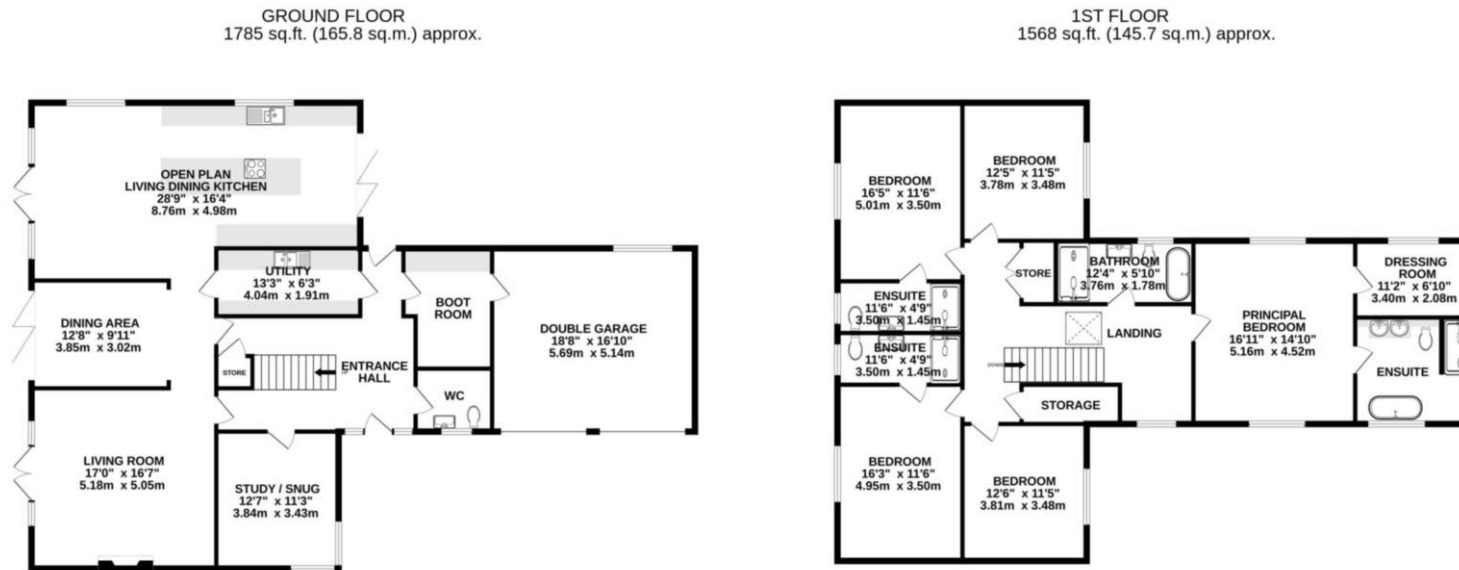
LOCAL AUTHORITY

Cheshire East. Awaiting Banding

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA : 3353 sq.ft. (311.5 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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