



**GASCOIGNE  
HALMAN**

3 CHURCH ROAD, WILMSLOW SK9 6HH

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THE AREAS LEADING ESTATE AGENT





## 3 CHURCH ROAD, WILMSLOW SK9 6HH

**£1.295 MILLION**

**A bespoke detached family home (2583 sq ft) set on a private gated plot of 0.22 acres with four double bedrooms, three bathrooms, superb living-dining kitchen and attractive landscaped gardens.**

- Bespoke Detached Family Home In A Private Setting
- Electronic Gated Entrance With Long Private Driveway
- Four Double Bedrooms
- Three Bathrooms Including Two En-Suites
- Superb Living-Dining Kitchen With Limestone Floor And Granite Work Surfaces
- Two Large Reception Rooms And Separate Home Office
- Beautifully Maintained Grounds Measuring Approx 0.22 Acres
- Sought After South Wilmslow Location







A rare and unique opportunity to purchase a bespoke detached family residence, situated in a prime South Wilmslow location close to local reputable schools and within walking distance to both Wilmslow and Alderley Edge, with manicured gated grounds of approx 0.22 acres.

The property was privately designed and built to a very high standard in 2005 and offers attractive elevations with stone lintels, a natural slate roof along with solid floors to ground and first floor level with a wet underfloor heating system backed by LED controls.

The property internally comprises at ground floor level a large welcoming entrance hallway with Limestone natural stone flooring, spacious living room with stone feature fireplace and attractive bay-window with appealing dual aspect views over both gardens as well as French doors leading to the patio, separate sitting room again with French doors leading to the garden, superb open-plan living-dining kitchen with Limestone flooring, central island, granite work surfaces and integrated appliances as well as a stunning part vaulted glass ceiling and French doors leading to the garden. In addition there is a separate utility room, good-size study/home office and downstairs wc with limestone flooring and Villeroy & Boch sanitary ware.

To the first floor there are four good-size double bedrooms, the principal bedroom being particularly large in size with walnut fitted wardrobes and a luxury en-suite bathroom with Duravit sanitary ware, Porcelanosa tiled flooring and Hansgrohe taps, jacuzzi bath and separate walk-in shower. All bedrooms come with their own bespoke fitted wardrobes with bedroom two also offering a modern en-suite shower room.

A family bathroom with Villeroy & Boch sanitary ware serves the remaining bedrooms and completes the first floor accommodation

Externally, the property boasts an impressive plot approached via electronically operated Oak gates opening to a long private driveway which gives access to ample off-road parking and the detached double garage. In addition the property comes with two generous and beautifully maintained landscaped gardens, both with exceptional privacy with natural stone patios and well stocked borders and attractive external lighting.

The property enjoys a superb and popular location, close to Ashdene and Lindow Primary schools, Wilmslow and Alderley Edge village centres and close to appealing countryside walks towards Mobberley.

#### 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 6HH

#### 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.

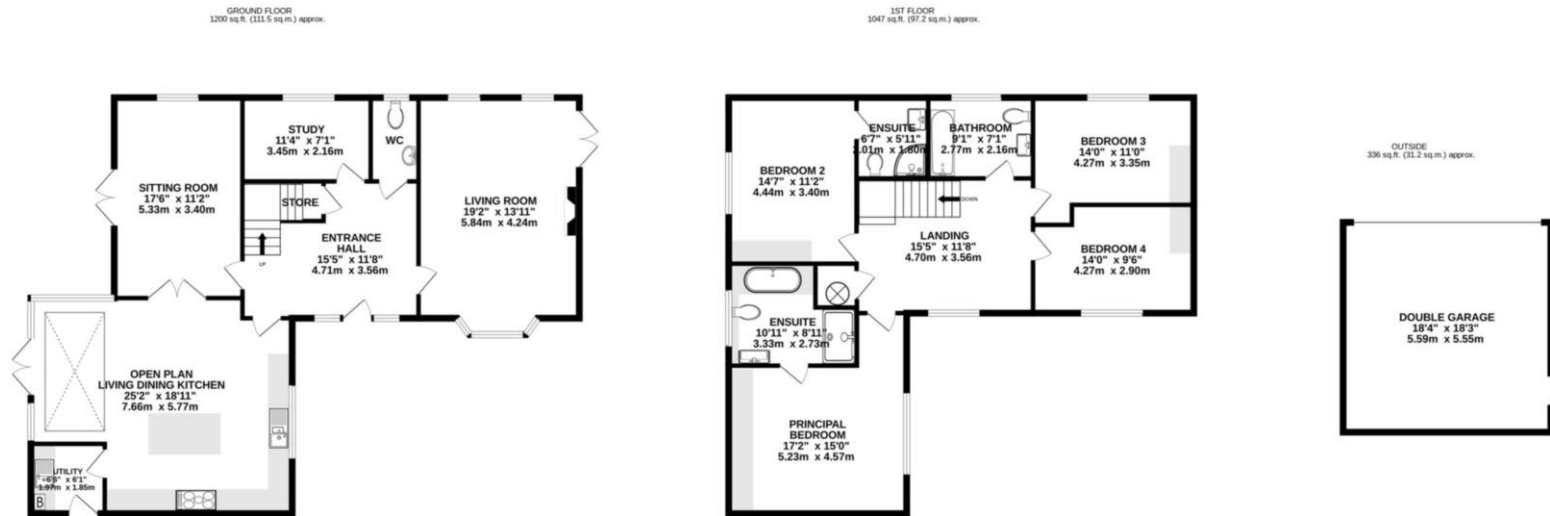
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 2583 sq.ft. (240.0 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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