



**GASCOIGNE
HALMAN**

COACHMAN'S COTTAGE, 1 WESTON ROAD,
WILMSLOW SK9 2AN

THE AREAS LEADING ESTATE AGENT



COACHMAN'S COTTAGE, 1 WESTON ROAD, WILMSLOW SK9 2AN

£1.35 MILLION

A handsome detached cottage situated on one of Wilmslow's most prestigious private tree lined roads boasting immaculate presentation throughout with five bedrooms, four bathrooms and attractive walled grounds.

- Handsome Detached Cottage
- Secluded Yet Convenient Location On One Wilmslow's Most Exclusive Private Roads
- Five Double Bedrooms
- Four Modern Bathrooms Including Three En-Suite Shower Rooms
- Superb Handmade Kitchen With Central Island
- Large Open-Plan Living-Dining Kitchen
- Attractive Mature Grounds
- Main Bedroom With Delightful Views Over The Bollin Valley





Coachman's cottage enjoys an attractive and convenient setting moments from the Bollin Valley providing easy access to pleasant countryside walks whilst being only a short walk into Wilmslow town centre and train station and is situated on one of Wilmslow's most sought after premier roads.

Internally the property has been meticulously refined to the highest of standards throughout offering stylish and spacious accommodation and comprises at ground floor level a storm porch opening to a central sitting room with feature fireplace and oak staircase leading to the first floor. The focal point of the ground floor is a stunning open-plan living-dining kitchen with bespoke handmade units with integrated appliances and a central island with a spacious dining area and modern aluminium doors opening to the rear patio. In addition to the ground floor there is a large 26ft living room with log burning stove and two sets of aluminium sliding doors providing access to the side and rear garden. A good-size study, separate utility and downstairs wc completes the ground floor accommodation.

To the first floor there are five double bedrooms, the main bedroom enjoys pleasant views over the Bollin valley and boasts bespoke fitted wardrobes, private balcony and a stylish modern en-suite shower room. Bedroom two and bedroom five both offer their own modern en-suite shower rooms and a bespoke family bathroom with free standing bath tub and high quality fittings serves the remaining two bedrooms.

Externally the property boasts a private setting with a large driveway providing ample off-road parking and access to the single garage with a walled mature garden to the front and side with beautifully stocked borders and a substantial courtyard style garden to the rear with attractive shrubs and potted flowers along with a charming summer house 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 2AN

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.

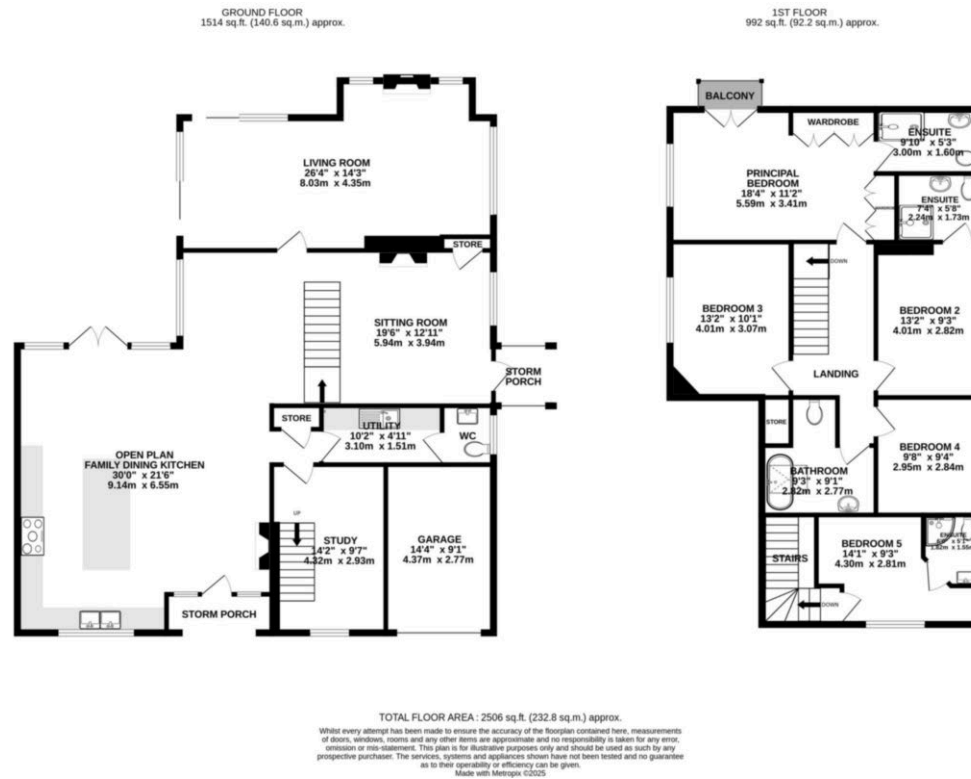
LOCAL AUTHORITY

Cheshire East. Property Band: G

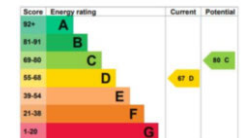
VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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, Wilmslow, SK9 1NY

**GASCOIGNE
HALMAN**