



**GASCOIGNE
HALMAN**

11 HALL ROAD, WILMSLOW SK9 5BN

THE AREAS LEADING ESTATE AGENT



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Guide Price: £1.25 million

A rare and exciting opportunity to purchase one of the three original 'Cheshire Twins' Edwardian family home which has been sympathetically extended and refined to an exacting standard creating a spacious and stylish home complemented by a beautiful landscaped garden. The property boasts one of the area's most sought after locations in the heart of the conservation area.



- Handsome Edwardian Family Home
- Built In 1902 As One Of A Few Original Cheshire Twins
- Beautifully Presented Interior Throughout
- Elegant Blend Of Attractive Period Features And Modern Comforts
- Four Double Bedrooms
- Two Stylish Bathrooms
- Bespoke Tom Howley Kitchen And Fitted Furniture
- Attractive Landscaped Garden



We are delighted to introduce this superb Edwardian family home situated on one of Wilmslow's most sought after private roads moments from the heart of Wilmslow town centre, showcasing an elegant blend of attractive period features and modern comforts.

Built in 1902 as one of the original 'Cheshire Twins' in the heart of Wilmslow town centre, the property is set behind an attractive walled frontage with a spacious driveway and a stunning Magnolia tree which gives excellent privacy to the front.

Internally the property boasts immaculate presentation throughout and comprises a beautiful period front door opening to a welcoming entrance hallway with oak wood flooring, useful cloaks area and downstairs wc and provides access to the charming front living room with log burning stove and appealing feature bay-window, separate dining room with bespoke fitted cabinetry and a refitted Tom Howley shaker style kitchen with oak flooring, central island, granite work surfaces, intergated appliances and a bespoke fitted dining area.

In addition to the ground floor there is a separate snug/sitting room accessed via the kitchen with bi-folding doors opening to the rear garden and a separate utility room.

To the first floor there are four well-appointed double bedrooms, all with bespoke Tom Howley fitted furniture/wardrobes, oak flooring, period style radiators and sash windows. The main bedroom offers an attractive wooden beam effect ceiling and pleasant garden views. In addition there are two stylish refitted bathrooms to the first floor which serve all four bedrooms.

Externally to the front there is Tegalur paved driveway with electric gates opening to the additional parking area with detached double garage and log store. To the rear of the garage there is a well-appointed private home office with vaulted ceiling, Velux window, WC and bi-folding doors opening to the rear garden.

The property enjoys a tastefully landscaped rear garden, generous in size with Indian stone patio, high quality artificial grass for ease of maintenance, well-stocked borders and a good degree of privacy.

The property also comes with extensive cellars which are perfect for storage.

LOCATION

Conveniently situated just moments from 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 5BN

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



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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