



**GASCOIGNE  
HALMAN**

2 SWINLEY CHASE, WILMSLOW SK9 2LZ

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THE AREAS LEADING ESTATE AGENT





## 2 SWINLEY CHASE, WILMSLOW SK9 2LZ

**£1.1 Million**

**A beautifully presented and substantial detached family home extending to 3313 sq ft, with five bedrooms, three bathrooms and stunning views over open countryside and the Pennines beyond. Set within attractive landscaped grounds on a quiet cul-de-sac close to local amenities and excellent transport links.**

- Impressive Detached Family Home
- Beautifully Presented Throughout
- Extensive Accommodation Measuring 3313 Sq Ft
- Five Double Bedrooms And Three Bathrooms
- Superb Main Bedroom With Luxury En-Suite And Stunning Countryside Views
- Four Reception Rooms
- Attractive Landscaped Gardens With Open Countryside Views
- Quiet Cul-De-Sac Location In A Convenient Position





We are delighted to introduce this superb detached family home which has been sympathetically refined and extended to create a large property with extensive accommodation, perfect for modern day living.

Internally the property offers an impressive 3313 sq ft and comprises a grand entrance hallway with feature central staircase and access to the front family room/snug and modern downstairs wc which comes with contemporary tiling and underfloor heating. To the right of the ground floor there a spacious games room with double French doors opening to the rear garden and access to the 17ft garage.

In addition to the ground floor there is a stylish refitted breakfast kitchen with integrated appliances, quartz work surfaces, breakfast bar and door access to the separate fitted utility room which provides access to the rear garden. A generous sized living room with feature fireplace flows from the kitchen into the separate dining room with the rear conservatory completing the ground floor accommodation.

To the first floor there are five double bedrooms, the main bedroom coming with a range of fitted wardrobes, a stunning en-suite bathroom with underfloor heating and pleasant views over the open countryside to the rear. Bedroom two, which has a dual aspect, also comes with its own en-suite shower room, bedroom three boasts superb storage and access to its own private home office, whilst a stylish family bathroom with freestanding bath tub and separate shower serves three bedrooms.

Externally, to the front there is a spacious driveway providing off-road parking for multiple cars and access to the garage, and a front lawned garden with attractive trees/shrubs and walled border, whilst to the rear there is a beautifully landscaped private garden, generous in size with an Indian stone patio and pathway, walled and fenced boundaries and stunning views over the nearby Cheshire countryside.

#### 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 2LZ

#### 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

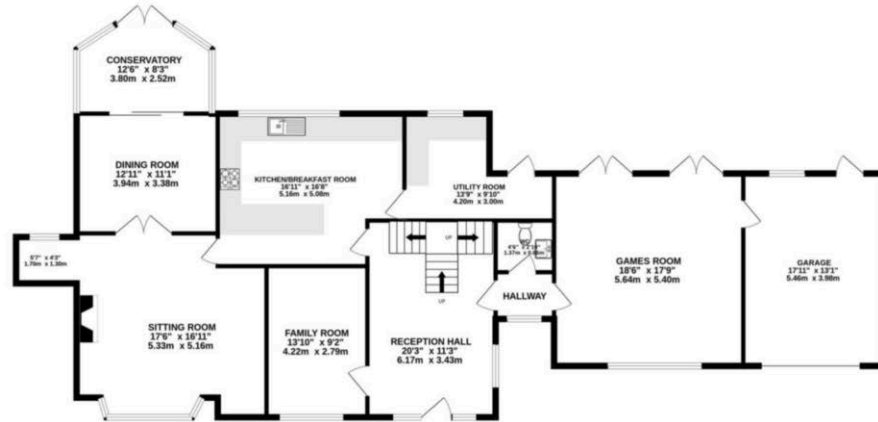
Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN

GROUND FLOOR  
1791 sq.ft. (166.4 sq.m.) approx.



1ST FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



TOTAL FLOOR AREA : 3313 sq.ft. (307.8 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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