



**GASCOIGNE
HALMAN**

HAWTHORN VILLA, 11 ALBERT ROAD, WILMSLOW
SK9 5HT

THE AREAS LEADING ESTATE AGENT



HAWTHORN VILLA, 11 ALBERT ROAD, WILMSLOW SK9 5HT

£1.45 Million

A timelessly handsome Victorian villa occupying a much sought-after central address boasting extensive period accommodation (4405 Sq Ft) complemented by a private gated entrance and a beautifully landscaped South facing garden.

- Exceptional Victorian Villa
- Central Location On One Of Wilmslow's Finest Roads
- 4405 Sq Ft Over Four Floors
- Bespoke Handmade Shaker Style Kitchen With Marble Worktops
- Three Large Reception Rooms
- Five Double Bedrooms
- Impressive Principal Suite With Luxury En-Suite And Private Dressing Room
- Beautifully Landscaped South Facing Garden





Hawthorn Villa offers an exciting opportunity to purchase a beautifully presented and substantial Victorian family residence located on one of Wilmslow's finest residential roads in the heart of the town centre.

The property enjoys an attractive frontage with a walled boundary giving good privacy and electric gates opening to large private driveway which provides off-road parking for multiple vehicles.

Internally the property offers an impressive 4405 sq ft over four floors and comprises an attractive storm porch opening to a grand entrance hallway with wooden flooring, appealing period features and stairs leading to the first floor. Located off the hallway are two large reception rooms, both with feature fireplaces and sash windows and the living room boasting an attractive bay-window. To the rear of the hallway there is the downstairs wc and stairs leading to the extensive four tall chamber cellars which are perfect for conversion (subject to the relevant consent).

The dining room offers its own feature fireplace and French doors leading to the rear garden and flows seamlessly into the stunning bespoke Shaker style kitchen with marble worktops, handmade cabinetry and integrated appliances. To the right of the kitchen finds the newly extended area of the ground floor which boasts a small oak staircase with glass balustrade leading to the private utility room which provides door access to both the front and rear of the property with a Velux window, fitted units and useful sink. A large bespoke games room (23ft) which could be utilised for a variety of purposes is situated off the utility room.

To the left of the kitchen there is a modern extension with its own Sauna, bar area, space for a hot tub and modern wet room shower with bi-fold doors opening to the rear garden.

To the first floor there are three double bedrooms and a modern refitted shower room with the principal suite being particularly impressive with a large luxury en-suite bathroom and private dressing room. To the second floor there are two further large double bedrooms, one offering an en-suite shower room.

Externally, to the rear there is a charming landscaped private South facing garden with raised York stone patio, lawned garden with attractive walled boundary and gravel seating area to the rear.

The ideal central location gives easy access to all local services and amenities whilst only being a short walk to Wilmslow train station and Wilmslow high school.

LOCATION

Conveniently situated within moments 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 within a short walk and 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 5HT

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 : 4405 sq.ft. (409.2 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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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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