



**GASCOIGNE
HALMAN**

MEADOW END, 93 HOLLIN LANE, STYAL SK9 4JJ

THE AREAS LEADING ESTATE AGENT



MEADOW END, 93 HOLLIN LANE, STYAL SK9 4JJ

£1.1 Million

Meadow End is a stylish architecturally designed bespoke family residence set on an impressive corner plot with a secure gated driveway offering five bedrooms, five bathrooms and a stunning living-dining kitchen.

- Bespoke Architecturally Designed Detached Family Residence
- Beautifully Presented High Specification Accommodation Over Three Floors
- Five Double Bedrooms
- Five Luxury Bathrooms Including Three Tissino En-Suites
- Stunning Living-Dining Kitchen With Granite Work Surfaces and Premium Appliances
- Generous 0.2 Acre Corner Plot
- Attractive Landscaped Gardens
- Private Gated Entry





This superb modern detached property offers the perfect blend of luxury, space and privacy making it perfect for contemporary family living in a popular and convenient setting.

Constructed in 2022 and designed by award winning architect, Annabelle Tugby, the property still benefits from a 7 year building guarantee and enjoys high specification accommodation over three floors complemented by a large corner plot measuring approximately 0.21 acres.

Internally the property comprises; entrance hallway with porcelain tiled flooring and Crittal doors opening to a stunning open-plan living-dining kitchen, beautifully designed for both everyday comfort and entertaining with dual sets of contemporary slider doors to the gardens, bespoke designed David Timperley Interiors kitchen with granite work surfaces, central island and additional peninsula for formal dining.

In addition the kitchen boasts a comprehensive range of premium Bosch and Neff appliances with dual ovens, full height Neff fridge and freezer as well as wine cooler and two Bosch dishwashers whilst enjoying pleasant dual aspect views creating a seamless connection to the attractive gardens and a dedicated TV area offers a cosy space for relaxing with family.

Located off the kitchen is a formal and spacious living room with a DRU wall mounted gas log burner, plantation shutters and leafy dual aspect views with door access to the rear patio. A separate snug, fully fitted utility room with boot and coat storage as well as a stylish shower room with Mandarin stone tiling complete the ground floor.

To the first floor a galleried landing provides access to three good-size double bedrooms, all with floor to ceiling Nordan windows and Tissino en-suite bathrooms with the main bedroom also boasting its own private dressing room.

To the second floor the landing boasts a stunning feature window with delightful leafy views giving access to two large double bedrooms with Velux windows and ample storage, both served by a modern family bathroom.

Externally to the front, the property is approached via electric gates leading to the large gravel driveway which provides off-road parking for multiple cars. The property offers beautifully landscaped enveloping gardens with a contemporary home office complete with bi-folding doors, electric and heating as well as two patio areas for Al fresco dining, outside sauna and CCTV.

The property enjoys a convenient location moments from Styal village, train station and easy access to Manchester airport.

LOCATION

The property is situated in the attractive village of Styal which offers a village store, restaurant and village pub. Within easy access is Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. Styal village also has a railway station. Access to the North West motorway network is within a short drive as is Manchester International Airport.

DIRECTIONS

Sat-Nav: SK9 4JJ

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 : 2753 sq.ft. (255.8 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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