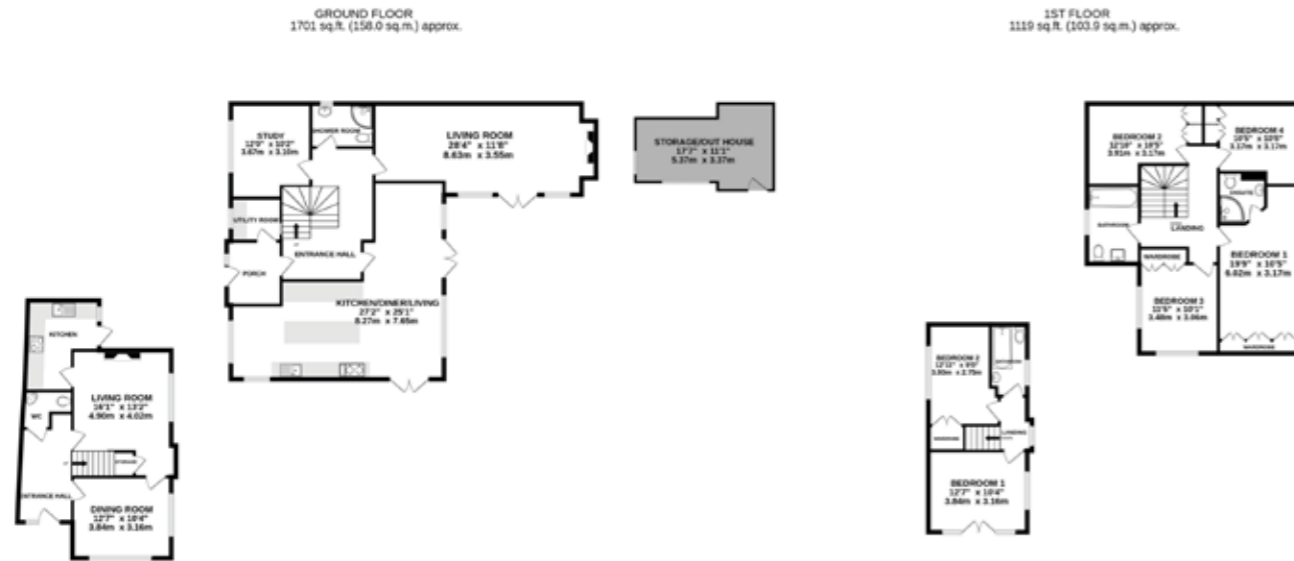


28 GRAVEL LANE
 Wilmslow
OFFERS OVER
£1.0 MILLION



TOTAL FLOOR AREA: 2819 sq ft (261.9 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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MAIN HOUSE



DETACHED COACH HOUSE



Positioned within a large south-westerly facing walled garden, this charming detached cottage offers the rare attribute of a detached coach house included within the grounds, offering great potential for either combining the two dwellings or separate accommodation for a multitude of purposes.

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.

THE AREAS LEADING ESTATE AGENCY

Wilmslow
 40, Alderley Road, WILMSLOW SK9 1NY
 01625 536434 wilmslow@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- ATTRACTIVE DETACHED COTTAGE WITH A DETACHED COACH HOUSE
- LARGE SOUTH-WEST FACING GROUNDS
- LARGE WALLED GARDEN LOOKING TOWARDS PLAYING FIELDS
- FOUR BEDROOMS TO THE MAIN HOUSE

- TWO BEDROOMS TO THE COACH HOUSE
- LARGE LIVING-DINING KITCHEN & LOUNGE TO THE MAIN HOUSE
- A FURTHER TWO RECEPTION ROOMS TO THE COACH HOUSE

**OFFERS OVER
£1.0 MILLION**

28 GRAVEL LANE

Wilmslow



Positioned within a large walled secluded garden overlooking a small playing field, this highly individual detached house takes great benefit from a popular yet convenient South Wilmslow address, close to several schools and within easy reach of the town centre. With the added benefit of a detached coach house complementing the main house, the accommodation is vast and provides ample opportunities to use the additional property as a separate annex with a great rental return or ancillary accommodation for family or guests. The main house consists of three reception rooms including a large living-dining kitchen and a particularly spacious living room.

There is a handy utility room and shower room to the ground floor also. Whilst, to the first floor, there are four well-sized bedrooms with an en-suite to the principal bedroom and a family bathroom off the landing. Additionally, the coach house boasts two double bedrooms, two reception rooms, a fitted kitchen and bathroom. Ample off-road parking is provided to the front stone driveway, with a sweeping walled lawn garden enveloping the main house and enjoying a secluded tree-lined aspect. A large outbuilding provides great storage to the side garden.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 6LA

TENURE

We are advised the tenure of the property is 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. Council Tax Band: G (main house), D (coach house)

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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