







47 Knutsford Road

Wilmslow

A beautifully presented and meticulously finished Edwardian 'Cheshire Twin' semi detached home, 47 Knutsford Road occupies a prime position just a short stroll from Wilmslow town centre, popular schools and a wide range of local amenities. Set behind private gates, this elegant residence has been thoughtfully extended and upgraded throughout, offering exceptional family accommodation with a stunning blend of period charm and contemporary luxury.

At the heart of the home is the truly breath-taking living kitchen diner—a light-filled space designed for modern living and entertaining. The bespoke kitchen includes floor to ceiling units providing ample storage space and features a selection of integrated Neff appliances, including a dishwasher, microwave oven, warming draw, oven, fridge and freezer, alongside a 4-ring induction hob with integrated extractor and a single gas ring for added versatility. The large central island is clad in quartz and provides extensive storage to both sides and includes an integrated wine fridge, making it the perfect social hub. Premium touches such as a filtered water tap and instant boiling water tap, a 3-way recycling system, and Karndean blonde herringbone flooring further elevate the space.

Expansive glazing and large skylight windows create a wonderful sense of openness, flooding the room with natural light and providing seamless views of the south-facing rear garden—a private and tranquil retreat.

To the ground floor, additional accommodation includes a utility room with space for a washing machine and tumble dryer plus an integrated shoe-storage system, a downstairs WC, and two further reception rooms that offer flexibility for family life, formal dining or relaxation. The hallway is finished with marble tile flooring, while the rest of the home benefits from solid oak flooring, adding warmth and continuity throughout.



The first floor reveals four bedrooms, one currently arranged as a stylish home office, and two particularly generous doubles. The family bathroom is beautifully presented with high-quality fixtures and finishes. There is planning permission in place for the conversion of the loft, allowing the next owner to create an additional bedroom and bathroom if desired. The home has been recently redecorated internally, and the staircase has been French polished, further enhancing its character and finish.

Wonderfully private to both the front and rear, with a superb southerly aspect, ideal for day-long sunshine across the rear garden and the back of the house. The plant room houses a recently installed 'Vailant' boiler and hot water system as well as additional outside storage. The garden shed provides yet more storage.

47 Knutsford Road is a rare opportunity to acquire a period property of exceptional quality, thoughtfully modernised and offering outstanding family space in one of Wilmslow's most convenient and desirable locations.

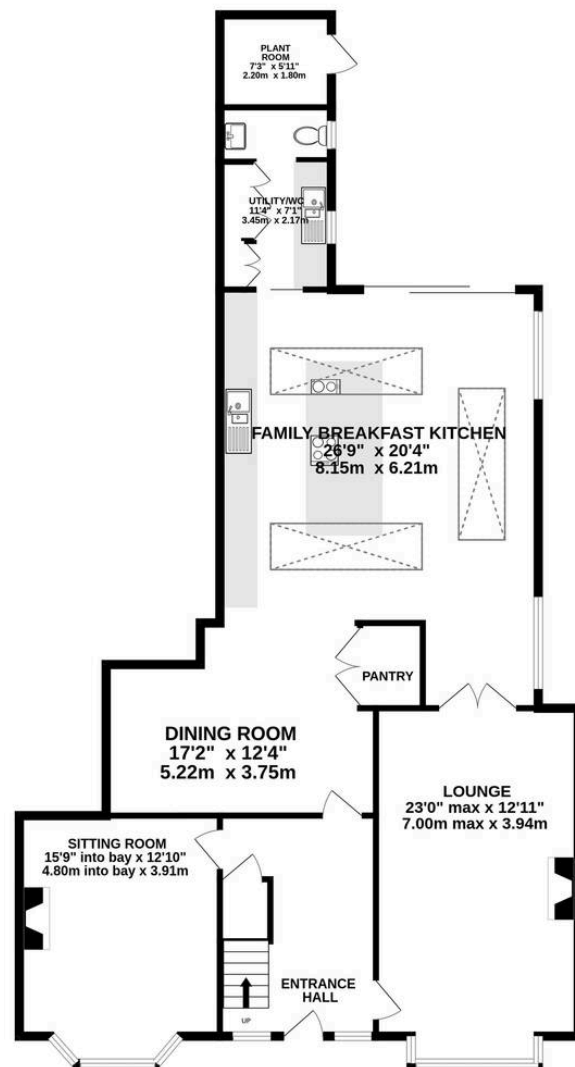
- Stunning extended living kitchen diner with Neff appliances, large island with wine fridge, boiling/filtered water tap, skylights and full-height glazing.
- Premium finishes throughout: Karndean herringbone kitchen floor, marble hallway tiles, solid oak flooring elsewhere, and French-polished staircase.
- Superb family layout with two reception rooms, utility room with shoe storage, and downstairs WC.
- Four bedrooms, including two spacious doubles and a fitted home office, plus a beautifully finished family bathroom.
- Gated plot with south-facing garden, moments from Wilmslow town centre, schools and amenities.
- Planning permission for loft conversion, adding potential for an extra bedroom and bathroom.



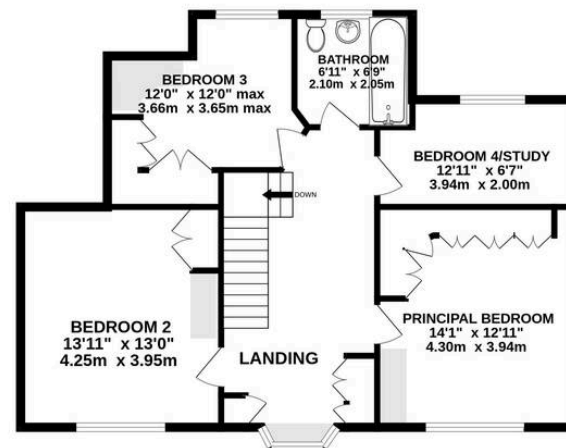




GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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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