



Ellesmere
4 Rosegarth Place | Wilmslow | Cheshire | SK9 2TZ

FINE & COUNTRY





STEP INSIDE

Ellesmere

Standing in prime position in an exclusive gated community of just seven executive detached houses this FULLY FURNISHED Four bedroom, four ensuite ultra modern home, finished to the highest standards throughout.

Sitting on a generous corner plot with gardens wrapped around the side and rear, fully enclosed and screened from neighbours with fencing and mature trees.

Completed in 2022, the current owners have had bespoke luxury, designer fixtures and fittings throughout, with all three floors designed to their individual specification.

Fully underfloorheated throughout, the ground floor has a lounge with newly fitted media wall and bespoke gas fire.

The hallway has luxury storage units and WC room.

The extremely spacious living kitchen dining area is simply breathtaking and is the hub of the home, a separate utility rooms leads to the rear garden where there is a further outbuilding to the rear which is now a gym.

The luxury kitchen with island and abundance of space for dining and lounge area also has a bespoke media wall and inset gas fire.

To the first floor two double bedrooms both with en-suite boast large and light living spaces. The master bedroom, to the rear overlooking the garden is complimented by private balcony and separate dressing room.

The second and top floor has two further generous double bedrooms, both with en-suites and both with attractive vaulted ceilings.

Sitting within close proximity to both Wilmslow and Alderley Edge, rural landscapes and fantastic transport links making it a safe and convenient location for some of the area's most popular schools, shops and restaurants.















INFORMATION

Ellesmere

Services

All mains

Broadband

Full Fibre Broadband available, we advise you check with your provider.

Mobile Phone Coverage

4G Mobile Service, we advise you check with your provider.

Local Authority

Cheshire East

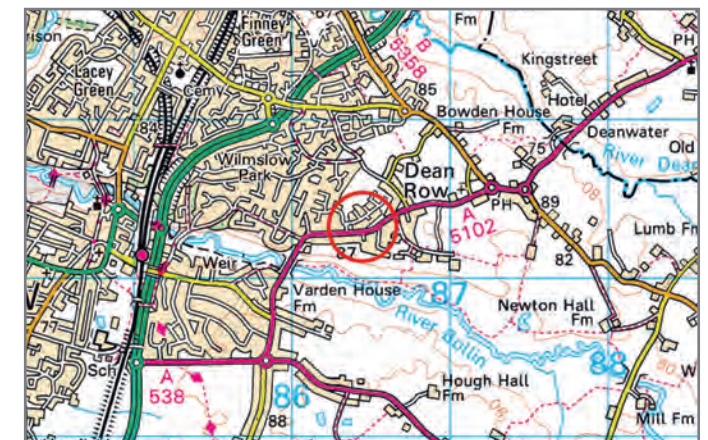
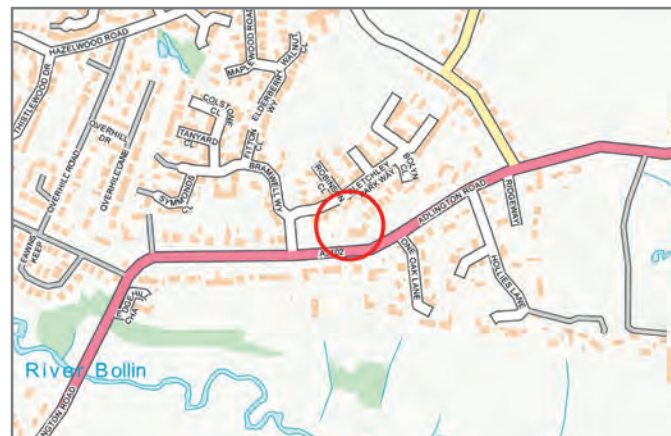
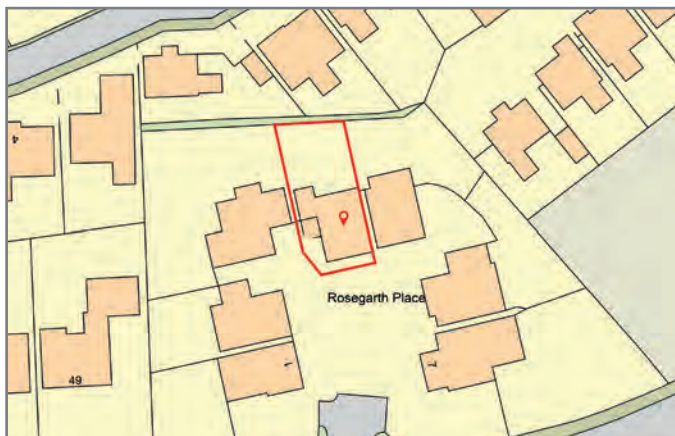
Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07852877164

Website

For more information visit <https://www.fineandcountry.co.uk/east-cheshire-and-south-manchester-estate-agents>





Total area: approx. 2732.4 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B	65 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Agent 6094442. Registered Office Address: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. copyright © 2024 Fine & Country Ltd.





ARMA KANG

PARTNER AGENT

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Fine & Country
The Colony HQ Wilmslow, Altrincham Road, Wilmslow, Cheshire SK9 4LY
01625 900939 | eastcheshire@fineandcountry.com

