



**7 Carrwood Road**  
Wilmslow, SK9 5DJ

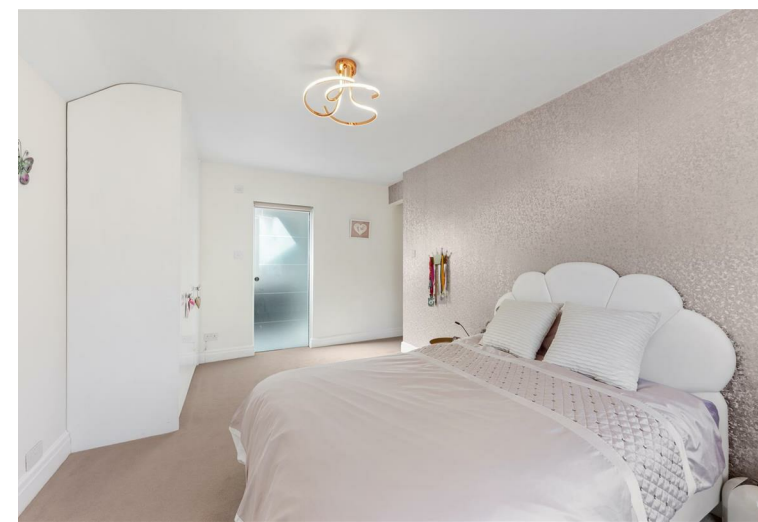


**£1,750,000**

- Traditional style, fully remodelled & renovated
- Modern interior with high specification & upgraded electrics
- Sought-after Pownall Park location
- Spacious open plan kitchen-living space
- Potential to convert back to 5-6 bedrooms
- Southerly-facing garden
- 4 spacious bedrooms & 3 bathrooms
- Well-sized garden
- Detached, gated property
- No chain











Situated in the highly sought-after Pownall Park area of Wilmslow, this stunning detached house on Carrwood Road has been fully refurbished and remodelled to a high standard. The modern interior boasts a contemporary design with high-spec fixtures & upgraded electrics, whilst maintaining a traditional frontage with its period features.

Upon entering, you are greeted with a large hallway leading to three generous reception rooms, including an open plan kitchen-living area, play room and living-dining room. The GF also features a boot room/office space at the front of the house, WC, utility & single garage. The large kitchen-living area is flooded with natural light due to its southerly-facing aspect, creating a warm and welcoming atmosphere, perfect for entertaining.

The property features four well-proportioned bedrooms, two of which feature ensembles. The first floor also features a modern bathroom. As this was originally a 6-bedroom house, the large room sizes offer a great amount of flexibility, with options to create an additional ensuite, dressing room or additional bedroom if desired.

Outside, the spacious garden offers a peaceful setting with a southerly-facing aspect. Whilst, the gated driveway provides secure parking for up to five vehicles.

*Hallway 6.34 x 3.92 (20'9" x 12'10")*

*Office 2.15 x 1.85 (7'0" x 6'0")*

*Kitchen - Living room 8.73 x 7.81 (28'7" x 25'7")*

*Play Room 4.72 x 2.85 (15'5" x 9'4" )*

*Utility 5.05 x 2.51 (16'6" x 8'2")*

*Garage 4.91 x 2.71 (16'1" x 8'10")*

*Lounge/Dining Room 7.8 x 4.4 (25'7" x 14'5")*

*WC 1.78 x 1.53 (5'10" x 5'0")*

*Primary Bedroom 6.17 x 4.3 (20'2" x 14'1")*

*Ensuite 3.59 x 1.69 m*

*2nd Bedroom 4.9 x 3.23 (16'0" x 10'7")*

*Ensuite 2.98 x 1.74*

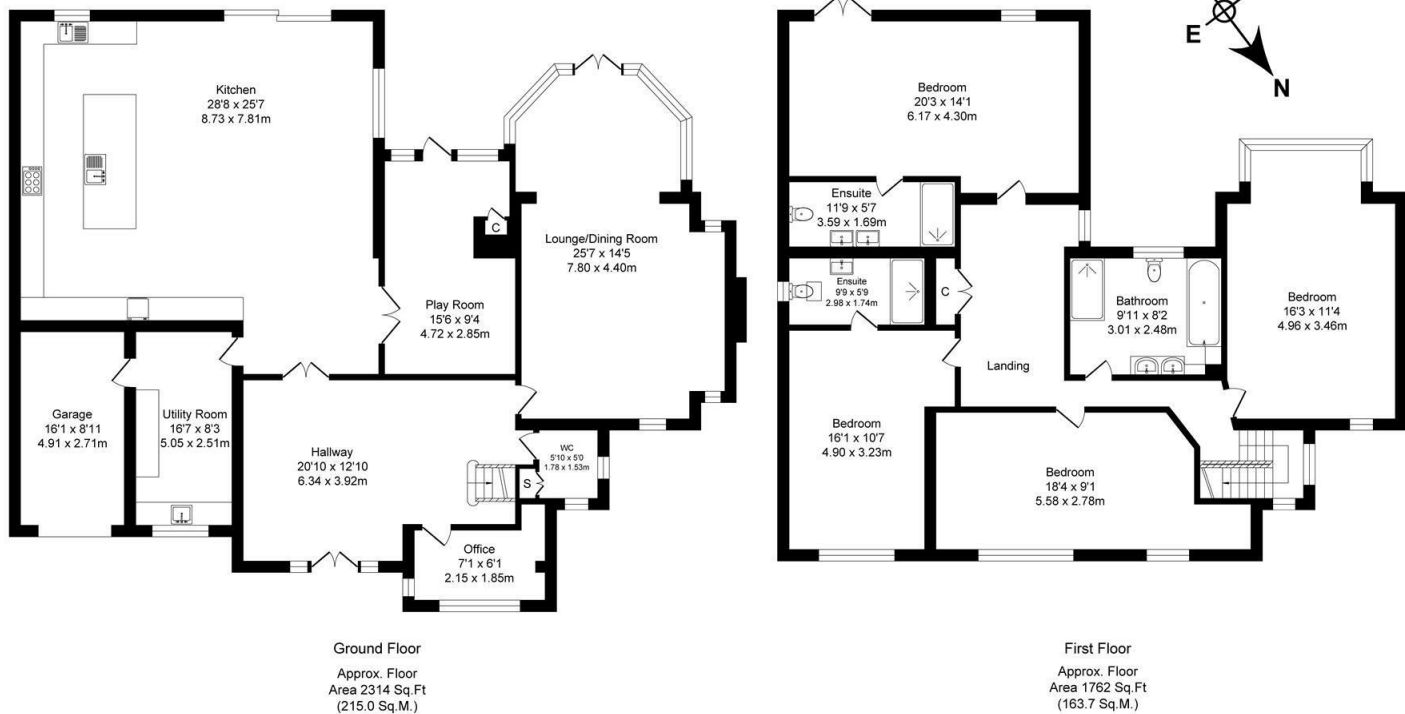
*3rd Bedroom 5.58 x 2.78 (18'3" x 9'1")*

*4th Bedroom 4.96 x 3.46 (16'3" x 11'4")*

*Family Bathroom 3.01 x 2.48 (9'10" x 8'1")*

Carrwood Road, Wilmslow  
Total Approx. Floor Area 4076 Sq.ft. (378.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Council Tax Band:**  
Tax Band G

**Tenure:**  
Freehold

**Local Authority:**  
Cheshire East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Hale Office:**

190A Ashley Road  
Hale  
Cheshire  
WA15 9SF  
Tel: 0161 929 8546

**Wilmslow Office:**

Blackbox  
Beech Lane  
Wilmslow  
Cheshire SK9 5ER  
Tel: 01625 523605

**Email:**

hale@benzonbunch.co.uk  
info@benzonbunch.co.uk

**Website:**

www.bensonbunch.co.uk

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements