

ANY
PART EXCHANGE
WELCOME



Sanctuary Mews, Jamie Webb Drive

Handforth, SK9 3BF

SHRIGLEY ROSE & CO

Bespoke Estate Agents





Sanctuary Mews, Jamie Webb Drive Handforth, SK9 3BF

PSanctuary Mews - Luxury Later Living in the Heart of Wilmslow

Welcome to Sanctuary Mews, an exclusive, energy-efficient development designed for discerning over-55s seeking both independence and community in an elegant, secure environment. Nestled in a private enclave just off Coppice Way, Wilmslow, Sanctuary Mews offers the very best in later life living -ready for immediate occupation.

This thoughtfully planned, gated community provides a peaceful retreat without compromising on convenience. With Handforth Dean Retail Park just a short stroll away and the vibrant towns of Wilmslow, Handforth, Alderley Edge and Bramhall nearby, residents are perfectly placed to enjoy all the area has to offer - from boutique shopping to countryside walks.

Take a Walk Through The Blenheim - The Final Three-Bedroom Cottage at Sanctuary Mews

As you arrive at The Blenheim, the largest and final remaining three-bedroom cottage within the exclusive Sanctuary Mews development, you're immediately welcomed by its generous plot and peaceful surroundings.

Step through the front door and into a spacious entrance hallway that leads you directly into the heart of the home - a stunning open-plan kitchen, dining and living area. Light floods in through the large patio doors, which open onto a beautifully landscaped, south-east facing garden. With two distinct seating areas and private views, this outdoor space is perfect for enjoying your morning coffee or entertaining friends on a summer's evening.

The kitchen is a true showstopper - sleek and contemporary, it comes fully equipped with high-quality Neff appliances, including a double oven, induction hob, wine fridge, full-size dishwasher, fridge/freezer and washer/dryer. Soft-close cabinetry and ample worktop space make this a stylish yet practical hub for everyday living.

Tucked just off the main living space is a generously sized study - ideal as a peaceful workspace, guest room or even a third bedroom - conveniently located next to the modern ground floor shower room, making it perfect for visiting family or live-in support.

Heading upstairs, you'll find two beautifully appointed double bedrooms, each with its own private en-suite. The master bedroom features built-in sliding wardrobes, while a discreet fitted lift provides direct access from the lounge below - a thoughtful addition to support long-term comfort and accessibility.

Every detail has been carefully considered: from the plush fitted carpets and plantation shutters to the elegant finishes and high-end specifications that Jones Homes is renowned for. The property is completely turnkey - ready for you to move straight in and start enjoying life at Sanctuary Mews.

With 1,152 sq ft of versatile living space, stylish design throughout, and a garden that basks in natural light, The Blenheim offers a truly exceptional lifestyle for the over-55s. This is more than a home - it's a sanctuary.





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Exceptional Community Living at The Clubhouse

At the heart of Sanctuary Mews lies The Clubhouse - an exceptional communal hub exclusive to residents. Designed to enhance wellbeing, connectivity and lifestyle, the facilities include:

- Spa with hot tub, sauna and steam room
- Residents' lounge and rooftop-style balcony bar area
- Hair salon and beauty treatment rooms
- Gym with brand-new equipment
- Events space ideal for entertaining friends and family
- Communal kitchen with tea, coffee and light refreshments available
- Regularly organised events, promoting a true sense of community

Every home at Sanctuary Mews has been designed with your comfort, security and peace of mind at its core. Residents benefit from the reassurance of an electric gated entrance with both fob and code access, along with a 24-hour Careline emergency system for added support. Moving into your new home is made even easier with SimpleMove, an incentive scheme that can contribute up to £3,000 towards your estate agent fees. There's also a contribution towards legal fees, helping to ensure your move is smooth and stress-free from start to finish.

Perfectly positioned for the best of both worlds, Sanctuary Mews offers countryside calm with the convenience of town living. Just moments from prestigious retailers such as Marks & Spencer, Next and John Lewis, and with excellent transport links including Wilmslow Station and local bus routes nearby, everything you need is right on your doorstep.

This immaculately presented three-bedroom cottage sits within an exclusive over-55s development and is the last remaining home of its kind. Energy-efficient, move-in ready, and with access to outstanding on-site amenities including a luxurious clubhouse and spa, The Blenheim offers a rare opportunity to enjoy secure, independent living within a welcoming, like-minded community. Arrange your private viewing today and discover the next chapter of your life at Sanctuary Mews.

We Have Noticed:

- The home is in immaculate condition and with a brand new lift
- Great position - Close to the clubhouse
- Easy to maintain sunny rear garden with a patio





Key Features:

- Built-in lift for easy upstairs access.
- Last remaining 3-bedroom cottage.
- Bright open-plan kitchen, dining, and living space.
- Private, sunny south-east facing garden.
- Luxury kitchen with top-spec Neff appliances.
- Ground-floor study or third bedroom with shower room.
- Two en-suite double bedrooms with built-in storage.
- Access to clubhouse with spa, gym, lounge, and salon.
- Gated community with 24-hour Careline support.
- Prime Wilmslow location near shops and transport.

Tenure: Leasehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1216.97 ft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

- Hallway 5.08m x 2.26m (16' 8" x 7' 5")
- Kitchen 4.45m x 3.15m (14' 7" x 10' 4")
- Study 2.62m x 2.13m (8' 7" x 7' 0")
- Shower Room 2.13m x 1.60m (7' 0" x 5' 3")
- Living/Dining Room 7.11m x 4.57m (23' 4" x 15' 0")

First Floor

- Bedroom 1 7.42m x 3.02m (24' 4" x 9' 11")
- Ensuite 2.13m x 1.65m (7' 0" x 5' 5")
- Bedroom 2 7.42m x 3.15m (24' 4" x 10' 4")
- Ensuite 2.49m x 1.42m (8' 2" x 4' 8")
- Landing 3.43m x 1.42m (11' 3" x 4' 8")

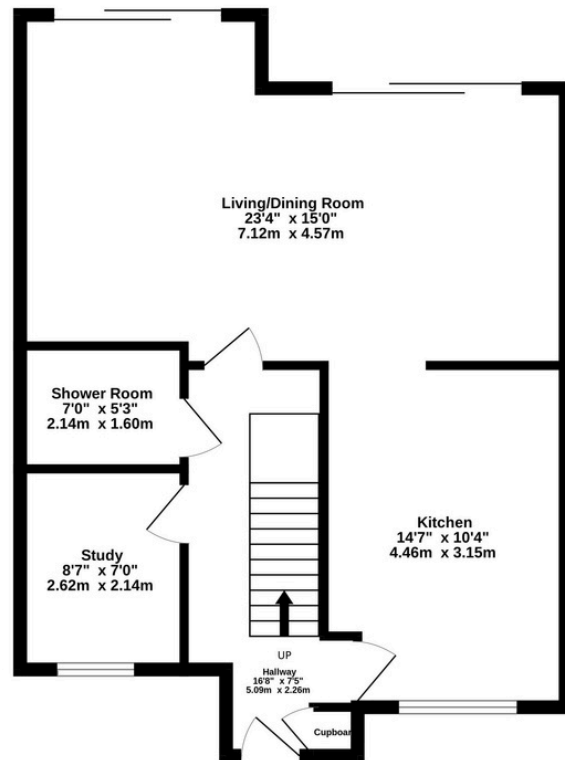


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 83 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

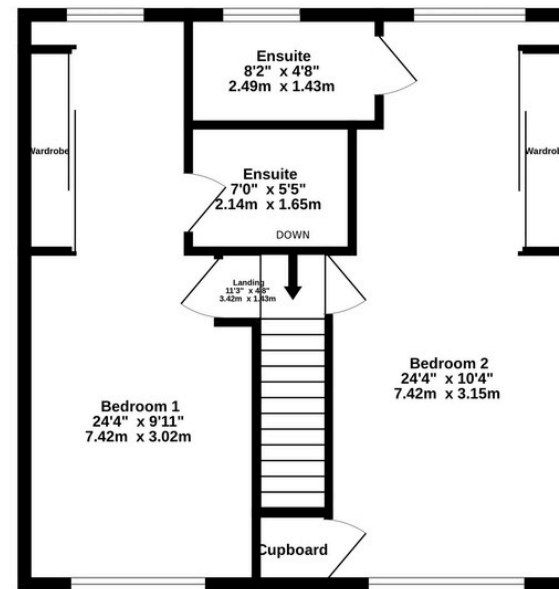


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
648 sq.ft. (60.2 sq.m.) approx.



1st Floor
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.