



jordan fishwick

Silver Hollies Weston Road, SK9 2AN
Price Guide £1,999,950

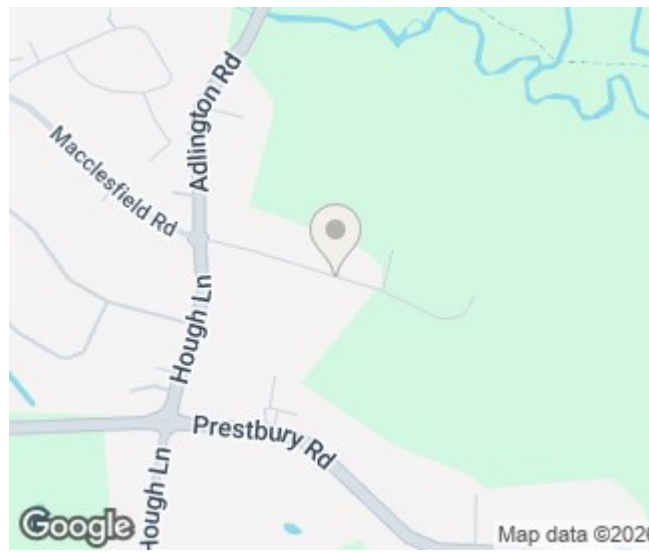



An Exceptional Detached Family Residence in one of Wilmslow's Most Prestigious Locations. Occupying a prime position on a sought after tree lined private road, this magnificent extended five bedroom detached residence offers approximately 5,940sq ft (Ref EPC) of beautifully appointed accommodation, blending timeless character with contemporary features. Set within approximately 0.51 acres and tucked away on a quiet no through road, the property enjoys an enviable level of privacy whilst remaining within easy walking distance of the Bollin Valley's picturesque countryside walks, Wilmslow town centre, and an excellent range of highly regarded local amenities. The current owners have undertaken an extensive programme of thoughtful extensions and refinement, creating a truly outstanding family home. The ground floor accommodation includes a superb 27ft living room with impressive inglenook fireplace, leading through to an equally spacious reception room featuring vaulted beamed ceilings, a bespoke home bar, and sliding doors opening onto the garden. These versatile reception spaces provide exceptional areas for both family life and entertaining on a grand scale. The rear sitting room also benefits from air conditioning. The ground floor accommodation continues and briefly comprises a hallway with storage, downstairs W.C, study, formal dining room, spacious kitchen diner with quality fitted kitchen with central island and breakfast bar and several quality integrated appliances. Furthermore, there is a spacious orangery used as a family/sitting room with vaulted ceilings and a glazed pitched roof offering an excellent vantage point of the garden. The integral double garage and utility room complete the ground floor accommodation.

To the first floor, there are five generous double bedrooms. The principal suite is particularly impressive measuring 27ft, featuring bespoke fitted wardrobes and dressing area, air conditioning, and a luxurious en-suite bathroom of exceptional proportions, complete with a Jacuzzi bath and separate contemporary shower area. Bedroom two also benefits from its own en-suite. Externally, the property enjoys a substantial southerly facing rear garden, predominantly laid to lawn and framed by mature trees, established borders, and attractive planting, providing a high degree of privacy. A generous patio terrace offers the perfect setting for al fresco dining and outdoor entertaining. Further features include a charming Victorian style greenhouse with brick base and premium South African-style wooden garden shelter ("Rondavel"), complete with power and lighting, creating unique additional entertaining space. To the front, secure gated access leads to a driveway providing ample off road parking for numerous vehicles and direct access to the integral double garage. This is a rare opportunity to acquire a substantial family home of distinction, offering exceptional versatility, outstanding entertaining space all within one of Wilmslow's most prestigious and highly regarded residential addresses.

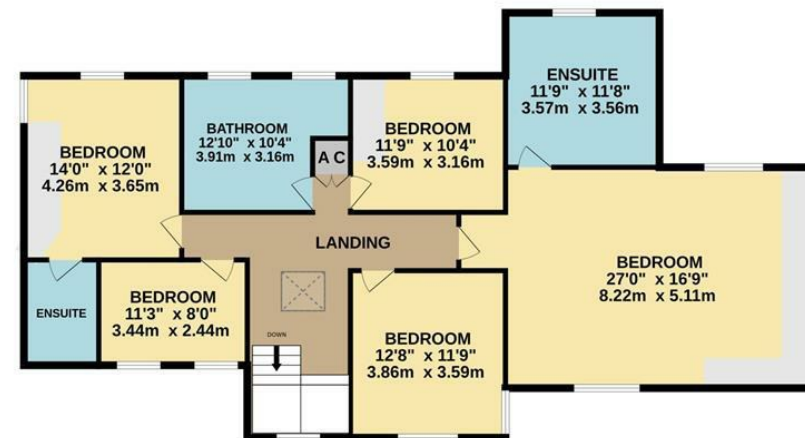






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





TOTAL FLOOR AREA : 5920sq.ft. (550.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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