GASCOIGNE
HALMAN

RABBITS NEST COTTAGE, ALTRINCHAM ROAD,
WILMSLOW SK9 5NW

THE AREAS LEADING ESTATE AGENT

RABBITS NEST COTTAGE, ALTRINCHAM ROAD, WILMSLOW SK9 5NW

£1.1 Million

An attractive modern detached family home boasting spacious accommodation (3,343 Sq Ft) with five bedrooms & four bathrooms. Set behind electric gates with driveway and detached double garage. Close to Wilmslow centre, local amenities and renowned local schools. Available with No Onward Chain.

- Substantial Detached Family Residence

- Five Double Bedrooms & Four Modern Bathrooms

- Approx. 3,343sq.ft Of Accommodation Over Three Floors

- Ample Driveway Parking & Detached Double Garage

- Close To Wilmslow Centre, Local Amenities & Schools

- Available With No Onward Chain

'Rabbits Nest Cottage' is a modern detached family residence set behind electric gates, conveniently situated only a short walk to Wilmslow town centre.

The property itself offers an impressive 3,343 sq ft of accommodation over three floors and has been improved by its current owners to create a stylish family home with superb room proportions and 'ready to move into' accommodation.

Internally the property comprises; large welcoming entrance hallway with stairs leading to the first floor, a spacious living room with bay-window to the front, impressive 35ft family room with vaulted ceiling and skylights plus two sets of bi-fold doors opening up the rear garden. In addition to the ground floor there is a superb extended, dining kitchen with central island, integrated appliances, stylish units and bay window to the front. A separate utility room and wc complete the ground floor.

To the first floor there are three bedrooms, the main bedroom being particularly large in size with a range of fitted wardrobes and a generous modern en-suite bathroom. Bedroom two also comes with a modern en-suite shower room and a further well-equipped family bathroom serves the remaining three bedrooms. There is also a separate study to the front which completes the first floor.

To the second floor there are a further two bedrooms, the larger of the two benefiting from a modern en-suite shower room and built it wardrobe storage.

Externally to the front the property offers a large driveway providing ample off-road parking for multiple cars and access to the electronically operated double garage, whilst to the rear there is a delightful garden mainly laid to lawn, with a patio and mature boarders

This is an exciting opportunity to purchase an attractive and substantial family home only a short walk to Wilmslow town centre available with no onward chain.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5NW

TENURE

Freehold (subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

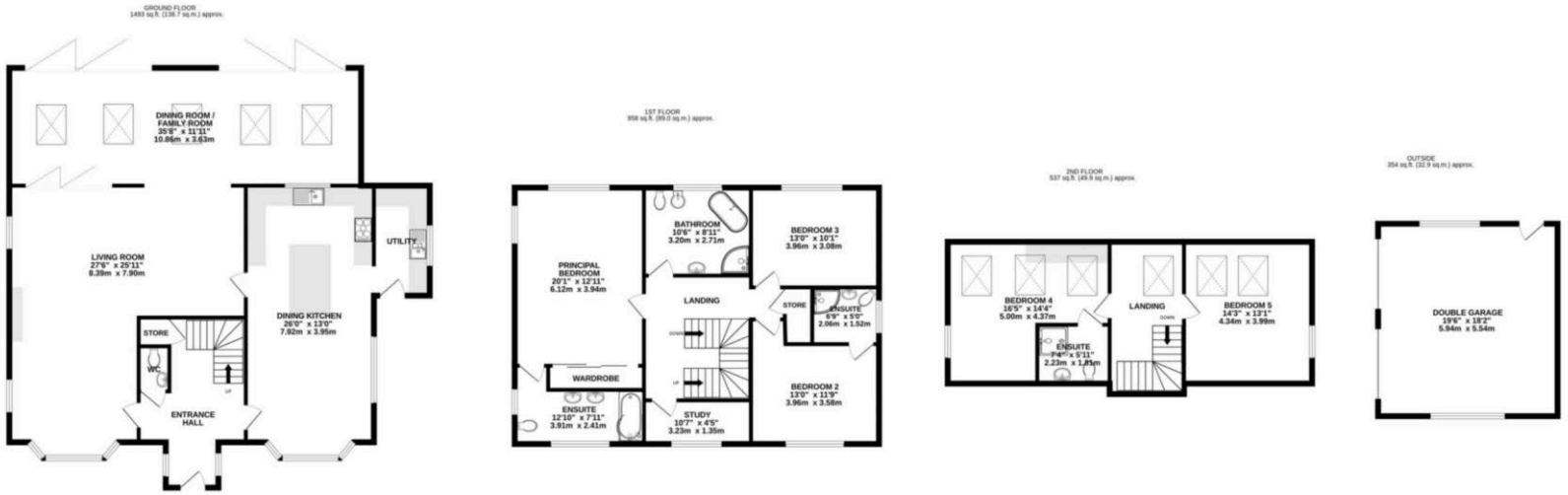
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 3343 sq.ft. (310.5 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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WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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