



**GASCOIGNE
HALMAN**

OAKLEIGH, NEWGATE, WILMSLOW SK9 5LN

THE AREAS LEADING ESTATE AGENT



OAKLEIGH, NEWGATE, WILMSLOW SK9 5LN

Guide Price: £1.4 Million

'Oakleigh' offers a unique opportunity to purchase an architecturally designed striking detached family residence positioned in approximately an acre of picturesque grounds next to 'Newgate Nature Reserve' and Rossmere Lake. A superb semi-rural location only moments to Wilmslow town centre and renowned local schools.

- Rare And Exciting Opportunity
- An Architecturally Designed Striking Detached Family Residence
- Generous And Private Plot Of Approx 1 Acre Abutting Open Countryside And Rossmere Lake
- Light & Spacious Open-Plan Living With Vaulted Ceilings And Built-in Sonos Surround Sound
- Stunning 31ft Principal Bedroom Suite With Dressing Room & Luxury En-Suite
- Over 2,600 Sq Ft Of Stylish And Modern Accommodation
- Highly Sought-After Semi-Rural Location Moments From Wilmslow Centre And Gorsey Bank Primary School
- Scope To Develop Further Subject To Permissions





This rare and exciting opportunity gives prospective purchasers the chance to live on the edge of Wilmslow town centre yet benefit from attractive rural surroundings, abutting open countryside, stunning woodland and easy access to pleasant walks through the nearby nature reserve and Rossmere lake.

Inspired by the open-plan single story living and palette of the California coast and set within approx 1 acre of mature gardens and woodland, this striking contemporary detached residence has been beautifully enhanced, remodelled and re-imagined by its current owners to create a stylish and eye-catching property to exacting standards. Offering beautifully balanced light and airy accommodation thoughtfully crafted to provide generous proportions, designed with modern family living in mind in a convenient and highly-sought after semi-rural location.

Filled with natural light, and featuring sleek architectural lines, high quality finishes and thoughtfully designed open-plan spaces that flow effortlessly from room to room.

Internally the accommodation comprises; welcoming entrance hallway with attractive tiled flooring, stone window sills and a large modern skylight forming part of the vaulted ceiling giving a real sense of space and light.

At the heart of the ground floor is the superb open-plan living-dining kitchen which really does provide the wow factor and is ideal for both everyday family life and formal entertaining.

Generous in size and boasting a superb vaulted ceiling, the main living area offers solid oak flooring, built-in six speaker Sonos surround sound system, Cat 5 networking capability, state of the art Rako lighting system and wet underfloor heating which both run throughout the property.

The kitchen area offers a range of fitted units with the main focal point being the oversized central island with solid stone work surfaces, premium AEG appliances, Quooker hot tap and built-in oak shelving with recessed lighting. The living-dining kitchen also boasts dual set of floor to ceiling feature Bi-folding opening doors to the rear patio which give a real sense of the stunning rural location the property offers and a seamless flow to the rear gardens.

Accessed through a concealed acoustic panelled door is the stunning principal suite. It boasts a good-size private dressing room for him and her, a stylish en-suite bathroom accessed via double recessed sliding doors with a Lusso free standing bath tub, walk-in rain shower, twin wash basins and heated mirror. The suite also comes with its own lounge area at the end of the room with bi-fold doors providing delightful views and access to the rear garden.

Bedroom two also boasts a bespoke and stylish en-suite with walk in shower, plus similar bi-fold doors opening to the rear garden. Bedrooms three and four are both good-sized double bedrooms, situated to the front of the property and are served by a modern refitted family bathroom with high quality fittings.

Externally to the front, there is a private and spacious driveway providing off-road parking for multiple cars and side access to the rear of the property. Also to the front of the property is a detached garage used as additional storage with access through double doors.

To the rear of the property, there is an attractive landscaped garden, mainly laid to lawn with raised patio, perfect for Al fresco dining overlooking the lawns, wild meadow and an established pond. The property also boasts its own private woodland and with its well stocked borders and fenced boundaries, it offers a high degree of privacy.

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 5LN

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.

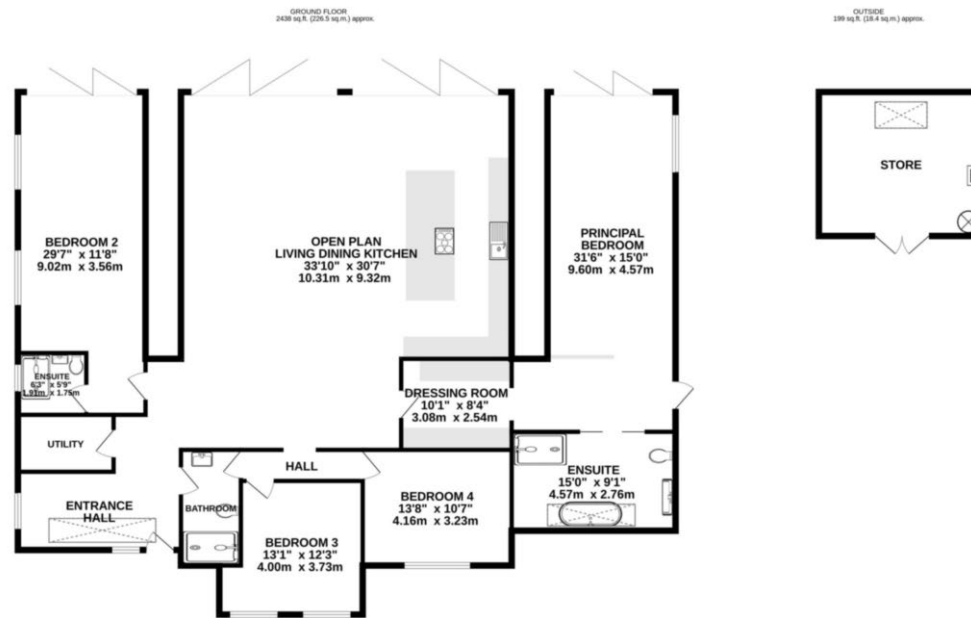
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2637 sq.ft. (245.0 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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