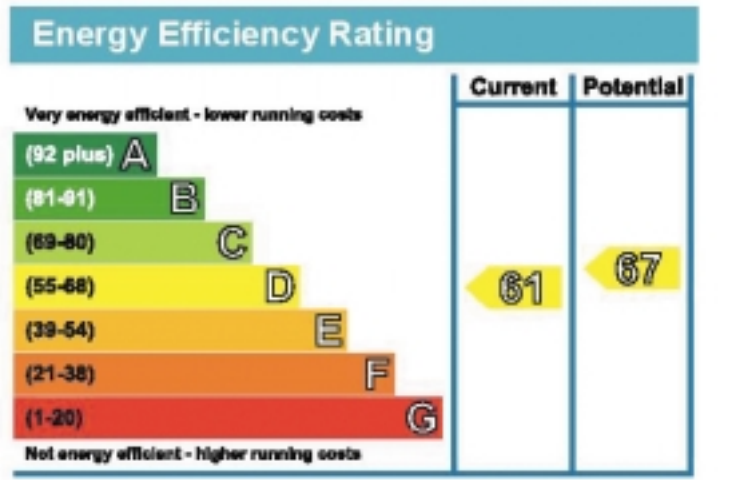




14 FLETSAND ROAD
Wilmslow



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SITE PLAN
Not to Scale. For Illustration purposes only.

A most appealing detached residence with attractive brick and mock Tudor elevations surmounted by a Dutch style tiled roof set in superb grounds and offering spacious family accommodation over three levels.

The accommodation includes a reception hall with large walk-in cloaks cupboard, custom built with hanging rail and shelving, cloakroom/wc and inner hallway with herringbone flooring and galleried landing. A study has custom built furniture and there are five further reception rooms including drawing room with large bow window and focal point of ornamental fire surround and a superb family garden room with glazed surround and french doors leading out to the terrace. A bespoke Mark Wilkinson hand painted kitchen is enhanced with granite, island unit and focal point of aga.

Over the first and second floors there are seven bedrooms with a selection of custom built David Lisle and Mark Wilkinson furniture, six bathrooms and a most useful laundry room. A particularly large garage has high ceiling, two up and over doors and a rear gymnasium.

The plot extends to 0.673 of an acre with gardens including a delightful terrace, extensive lawned area and bushes, trees and shrubs to borders providing a high degree of privacy and making the most of the southerly aspect. To the front of the property a cobbled forecourt provides ample vehicular parking with in and out drive with brick wall and wrought iron railing to Fletsand Road.

LOCATION

Fletsand Road is one of Wilmslow's finest locations and is a private road within easy reach of the fashionable town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

DIRECTIONS

From our Wilmslow office (SK9 1NY) on Alderley Road in central Wilmslow proceed in a northerly direction turning right at the second set of traffic lights into Station Road which continues into Macclesfield Road. Turn right into Fletsand Road, continue around the bend and the property will be seen on the right hand side. (For sat-nav users - postcode: SK9 2AB).

GROUND FLOOR

RECEPTION HALL
CLOAKROOM / WC
DRAWING ROOM 23'7 (7.19M) INTO BAY X 19'10 (6.05M)
LIBRARY AREA
DINING ROOM 20'7 (6.27M) X 13'8 (4.17M)
STUDY 13'10 (4.22M) X 11'7 (3.53M) INTO BAY
SITTING ROOM 24'8 (7.52M) X 11'2 (3.4M)
FAMILY GARDEN ROOM 25'6 (7.77M) X 12'11 (3.94M)
KITCHEN / FAMILY ROOM 22'4 (6.81M) INTO BAY X 17'2 (5.23M)
UTILITY ROOM 12'10 (3.91M) X 8'5 (2.57M)
CLOAKROOM / WC

FIRST FLOOR

LANDING
MASTER BEDROOM 23'9 (7.24M) X 17'10 (5.44M)
EN-SUITE BATHROOM
BEDROOM TWO 16'1 (4.9M) X 14'11 (4.55M)
EN-SUITE
BEDROOM THREE 19' (5.79M) X 12'11 (3.94M)
EN-SUITE
BEDROOM FOUR 21'2 (6.45M) X 10'11 (3.33M)
EN-SUITE
BEDROOM FIVE 13'10 (4.22M) X 13'4 (4.06M)
FAMILY BATHROOM
LAUNDRY ROOM 13'11 (4.24M) X 7' (2.13M)

SECOND FLOOR

SECOND SITTING ROOM 15'11 (4.85M) X 14'10 (4.52M)
RESTRICTED HEAD HEIGHT
PLAY ROOM 17'8 (5.38M) RESTRICTED HEAD HEIGHT X 11'8 (3.56M)
BEDROOM SIX 23'10 (7.26M) X 10'9 (3.28M)
BEDROOM SEVEN 24'2 (7.37M) X 14'8 (4.47M) RESTRICTED HEAD HEIGHT
STORAGE ROOM 14'10 (4.52M) X 12'1 (3.68M) RESTRICTED HEAD HEIGHT
Off bedroom 7.
JACK AND JILL BATHROOM

OUTSIDE

DOUBLE GARAGE 24' (7.32M) X 20' (6.1M)
GYMNASIUM 21' (6.4M) X 20' (6.1M)
GARDENS
The plot extends to 0.673 of an acre with gardens including a delightful terrace, extensive lawned area and bushes, trees and shrubs to borders providing a high degree of privacy and making the most of the southerly aspect. To the front of the property a cobbled forecourt provides ample vehicular parking with in and out drive with brick wall and wrought iron railing to Fletsand Road.

TENURE

We are advised the tenure of the property is freehold and free from chief rent. Subject to verification by solicitors.

SERVICES (NOT TESTED)

Mains gas, electricity, water and drainage.
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY Cheshire East Council. Property Band: H

POSTCODE SK9 2AB

POSSESSION Vacant possession upon completion.

VIEWING Viewing strictly by appointment through the Agents.



NOTICE: Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

