

# 5 Bletchley Park Way

Wilmslow, Cheshire, SK9 2EH



*mosley jarman*



## 5 Bletchley Park Way, Wilmslow, Cheshire, SK9 2EH

**Offers Over £1,250,000**

Positioned within a more private gated plot, this fabulous three storey modern home offers spacious contemporary living along with a much coveted location overlooking parkland to the front and side.

Measuring over 3000 SQ FT the house provides ample space throughout, with five double bedrooms, four bath/shower rooms and three reception rooms along with a study.

Approached over a small driveway serving only two other neighbouring houses, the house offers a desirable more secluded location within the Bletchley Park development, having ample parking via the gated sweeping drive, double garage and then pleasant views over the local green to the front/side.

In brief, the accommodation provides a welcoming hall with wc, then a large inglenook living room, study, family/dining room and a vast living-dining kitchen with attached garden room and utility room. There are then three bedrooms to the first floor, with the principal bedroom having an en-suite and dressing room, then two en-suites to the other two bedrooms. Two further bedrooms are found to the second floor, with a fitted shower room.



- A STRIKING THREE STOREY EXECUTIVE DETACHED HOME
- HIGHLY COVETED MORE SECLUDED POSITION
- LARGE GATED GROUNDS WITH AMPLE PARKING
- PLEASANT VIEWS OVER NEIGHBOURING PARKLAND
- PREMIUM POSITION WITHIN THE DEVELOPMENT
- FIVE DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS PLUS STUDY
- VAST LIVING-DINING KITCHEN WITH GARDEN ROOM
- DOUBLE DETACHED GARAGE



### THE LOCATION

5 Bletchley Park Way is ideally situated in a sought-after residential area of Wilmslow, offering excellent access to local amenities and transport links. The property is easily accessible to Wilmslow town centre, where you'll find a wide range of shops, cafés, and restaurants. Wilmslow Train Station is also nearby, providing direct services to Manchester, London, and other key destinations. Manchester Airport is just a short drive away, making it convenient for frequent travelers. The area is also well-served by a selection of highly regarded primary and secondary schools, making it a popular choice for families.

### GROUNDS & GARDENS

In gated grounds, the house offers ample off-road parking via the block paved driveway which extends to the side double detached garage. There is an enclosed landscaped rear garden with several patio areas to capture the sun throughout the day.

### IMPORTANT INFORMATION

Council Tax Band: G

EPC grade: B

Heating: Gas

Mains: Gas, Electric, Water.

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Ultrafast broadband available.

Mobile Coverage\*\*\*: Variable in home and outdoor.

Parking: Off road parking to the side of the property.

Rights of Way & Restrictive Covenants: N.A

Accessibility:

Tenure: Leasehold. £1200 ground rent per annum.

Estate charge: £90 per annum

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: SK9 2EH

What 3 Words: ///chess.bulges.spenders

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EPC Rating: B

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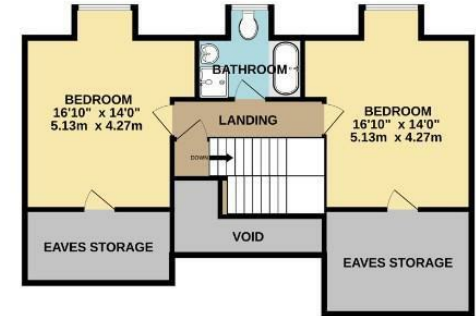
GROUND FLOOR  
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



2ND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 3125 sq.ft. (290.3 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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