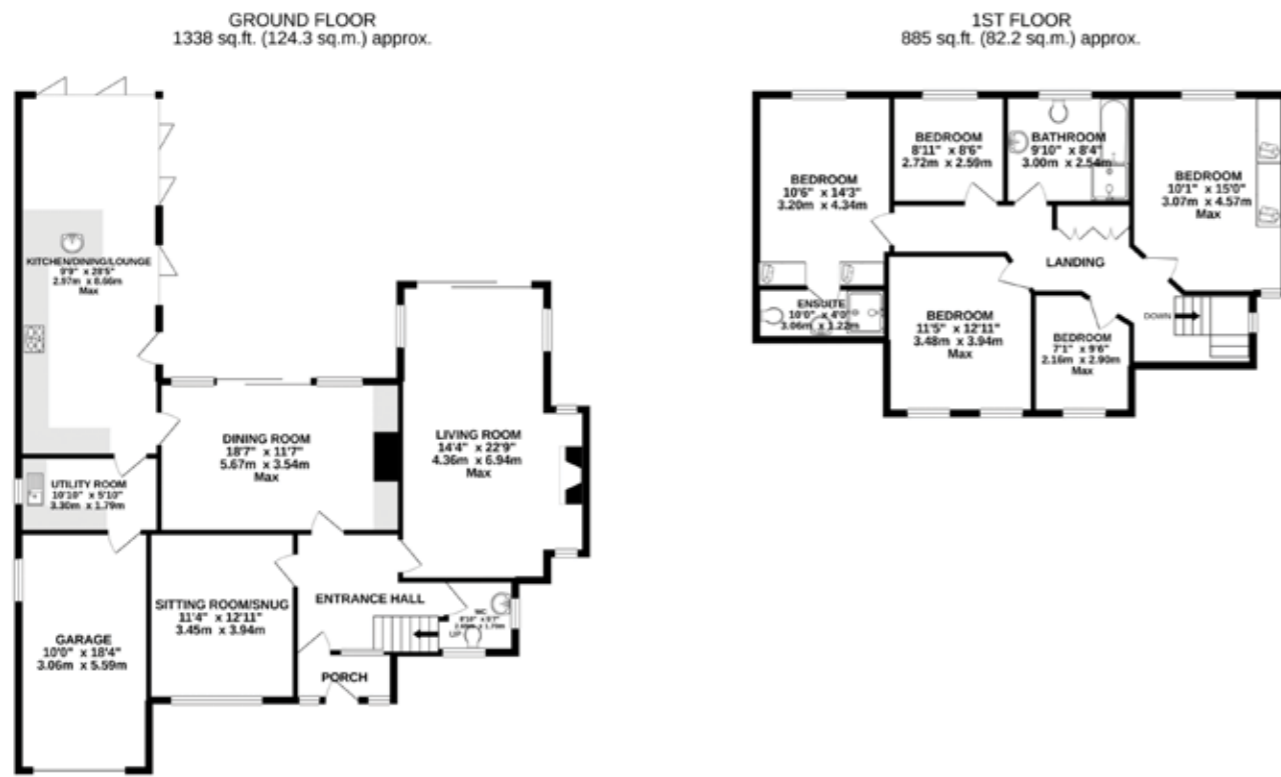


**5 BROAD WALK**  
Wilmslow  
**OFFERS OVER**  
**£1.1 MILLION**



TOTAL FLOOR AREA: 2223 sq.ft. (206.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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THE AREAS LEADING ESTATE AGENCY

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gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Positioned in a highly sought-after tree-lined convenient setting to the start of Broad Walk, a handsome extended detached family home benefiting from large southerly facing 'showcase' professionally landscaped gardens.

- SUBSTANTIAL DETACHED HOUSE IN POWNALL PARK
- SHOWCASE LANDSCAPED GARDENS TO THE REAR
- SOUTHERLY FACING & SECLUDED REAR GARDEN
- THREE RECEPTION ROOMS
- FIVE BEDROOMS WITH EN-SUITE TO THE PRINCIPAL BEDROOM

- BESPOKE FITTED KITCHEN WITH GLASS CANTILEVERED EXTENSION
- HANDY UTILITY ROOM & INTEGRAL GARAGE
- DESIRABLE CONVENIENT LOCATION IN POWNALL PARK

**OFFERS OVER  
£1.1 MILLION**

**5 BROAD WALK**

Wilmslow



This substantial family house takes great advantage from a southerly facing rear garden having been professionally designed and landscaped in recent years offering breathtaking views from the rear of the house. Taking full advantage of the attractive garden vista, the bespoke living kitchen has been enhanced with a clever cantilevered glass extension, along with full-width doors in the dining room and another extension to the rear of the living room. The accommodation benefits from a welcoming hallway with wc, then a separate sitting room, the large living room, then a separate dining room leading into the fabulous extended kitchen, with access to the utility and integral garage.

There are five bedrooms to the first floor, with the principal bedroom having a refitted en-suite, plus a stylish family bathroom. VENDORS GARDEN COMMENTS: 'The mature garden is a contemporary design based on a principle of 3 interlocking circles. Each of the circles have very different but complementary themes with each having its own unique seating area for use at different times of the day'. Planting includes numerous trees including Indian Bean Tree, Fig, Weeping Juniper, Silver Birch, Acers and a feature Pleached Hornbeam Arc towards the rear of the garden. Other special plants include trailing grape vines over a pergola, Kiwi, Hygendra, selective topiary and many others. The garden

featured in Wilmslow Wells for Africa Open Day last year with 400 people visiting the garden at the end of June. **LOCATION** Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars and good schools in the area for children of all ages, both State and Private. 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 stores at Handforth Dean and Cheadle. Wilmslow has a leisure centre and there are also a number of

private sporting clubs in the area. **DIRECTIONS** Sat-Nav: SK9 5PJ **TENURE** We are advised the tenure of the property is 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. **VIEWING** Viewing strictly by appointment through the Agents.

T W E N T Y   N E T W O R K E D   O F F I C E S   T H R O U G H O U T   C H E S H I R E ,   S O U T H   M A N C H E S T E R   &   T H E   H I G H   P E A K



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**GASCOIGNE HALMAN**