



*jordan fishwick*

5 Ladies Walk Drive, SK9 5GG  
Guide Price £1,750,000

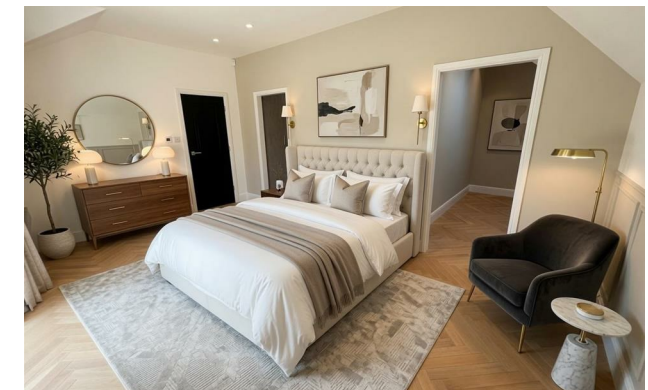


## Ladies Walk Drive Wilmslow SK9 5GG

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Set within the historic former walled garden of the prestigious Pownall Hall Estate, The Cedar is an exceptional detached residence occupying a prime corner plot within an exclusive gated development of just four individually designed homes, offering one of the most secure and private developments in the area. Combining outstanding craftsmanship with contemporary design, this remarkable property approx. 3,500 sq ft of luxurious accommodation in one of Wilmslow's most sought-after locations. Approached via a gated entrance leading to a sweeping tree lined driveway, the property enjoys an impressive sense on arrival. The beautifully landscaped gardens are enclosed by an original brick wall, creating a private and tranquil setting ideal for outdoor entertaining. The welcoming entrance hall with bespoke storage with feature display lighting leads to a superb open-plan kitchen, dining and family space extending to approximately 40 feet. The magnificent room boasts a full-height bi-folding doors which seamlessly connect the interior with the gardens. The bespoke SieMatic kitchen is centred around a generous island and features quartz worktops, a comprehensive range of Siemens integrated appliances, induction hob and Quooker hot tap. A separate living room with bi-folding doors provides an additional reception space, while a utility room Integral Double Garage with EV charging point, cloakroom and WC complete the ground floor.

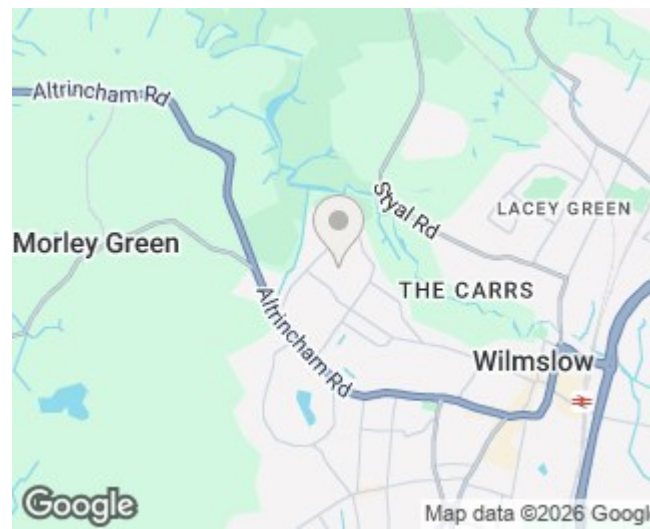


A striking oak staircase with glazed balustrade with feature LED lighting rises to the first floor, where the luxurious principal suite enjoys a private balcony overlooking the gardens, twin dressing rooms and a beautifully appointed en suite. Two further double bedrooms benefit from stylish en suites, while two additional bedrooms are served by an elegant family bathroom featuring a freestanding bath and separate shower. Finished to an exceptional specification throughout, the property includes underfloor heating to solid concrete floors, herringbone oak flooring, Italian porcelain tiling, Duravit sanitaryware, LED lighting, media wall with display lighting and an EV charging point. Perfectly positioned within the highly regarded Pownall Park area, the property is just 0.6 miles from Wilmslow town centre and within easy reach of excellent state and private schools, including Gorsey Bank Primary and Pownall Hall School. Wilmslow railway station provides direct services to Manchester Piccadilly and London Euston, while the A34, M56 and Manchester Airport are all conveniently accessible, making this an outstanding home for families and commuters alike.

Some of the photos have been digitally staged using AI to showcase the space and potential the property has.



- Exclusive Setting
- Private Gated Development
- Quiet and leafy approach
- Stylish and well appointed throughout
- Principle Bedroom with balcony
- Three ensuites and a Family bathroom
- Integral Double Garage with EV charging point
- Pownall Park Location
- No Chain

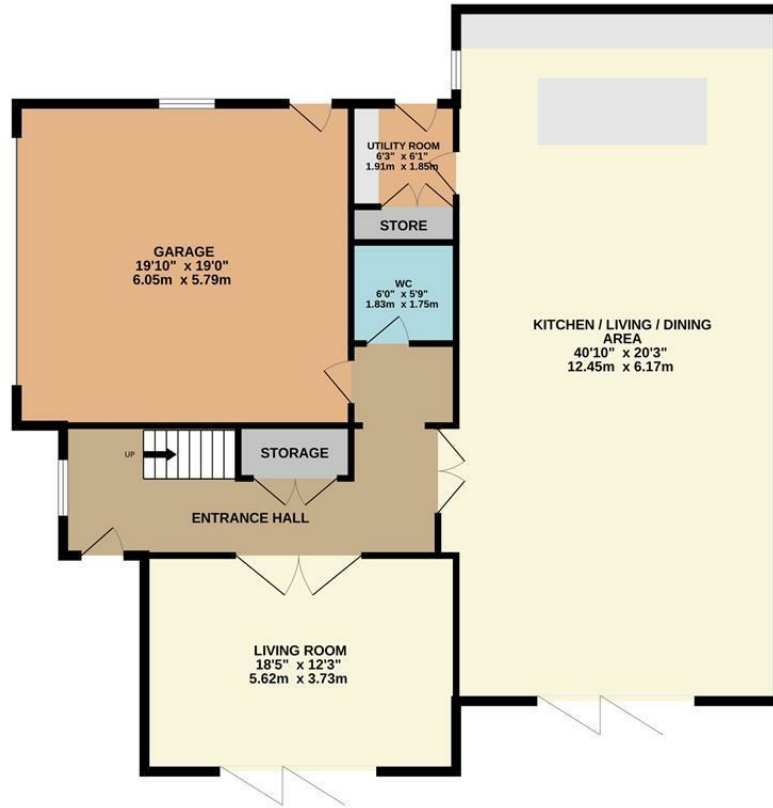


### Energy Efficiency Rating

|   | Current      | Potential |
|---|--------------|-----------|
| Very energy efficient - lower running costs |              |           |
| (92 plus) <b>A</b>                          |              |           |
| (81-91) <b>B</b>                            | <b>82</b>    | <b>86</b> |
| (69-80) <b>C</b>                            |              |           |
| (55-68) <b>D</b>                            |              |           |
| (39-54) <b>E</b>                            |              |           |
| (21-38) <b>F</b>                            |              |           |
| (1-20) <b>G</b>                             |              |           |
| Not energy efficient - higher running costs |              |           |
| <b>England &amp; Wales</b>                  | EU Directive |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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