



WEYDIN, 12 FLETSAND ROAD

Wilmslow SK9 2AB

Offers Over £1,295,000





Weydin, 12 Fletsand Road Wilmslow SK9 2AB

A handsome and spacious five bedroom detached residence positioned within extensive private grounds situated in a highly convenient location on one of Wilmslow's most favoured roads.

- Impressive Galleried Reception Hall
- Three Reception Rooms
- Study
- Large Games Room
- Poggenpohl Breakfast Kitchen
- Master Bedroom with En-Suite Bathroom and Dressing Room
- Four Further Bedrooms
- Two Further En-Suites and Family Shower Room
- Gardens and Terrace
- Approximately 0.48 of an Acre Plot



WEYDIN, 12 FLETSAND ROAD

With striking rendered elevations under an attractive tiled stone roof, the sale of 'Weydin' creates the opportunity to acquire a substantial home full of character and charm, whilst commanding a pleasant vista to the rear of the sweeping mature garden.

ACCOMMODATION

Measuring just over 4000 sq ft, this attractive house provides flexible, yet well configured accommodation across both floors with five reception rooms and five bedrooms.

A welcoming hallway leads into a superb drawing room, a dining room, study and then sitting room. Recently, the kitchen has been re-appointed with contemporary units from Poggenpohl. There is the mandatory workroom, with a utility off the kitchen, cloakroom/wc and then finally a breathtakingly large games room, which could well be adapted to be split into a separate suite etc.

At first floor, there are five well sized bedrooms, with the master having a fitted dressing room and luxurious en-suite bathroom. An additional en-suite can be found to the guest bedroom and third bedroom, whilst another shower room serves the final two bedrooms.

GARDENS

Gated to the front, Weydin benefits from secure off-road parking on a wide York stone driveway. With a plot of approximately 0.48 of an acre, the secluded deep gardens benefit from a southerly aspect, which can be primarily enjoyed from the raised stone terrace to the immediate rear of the main house. (Please note: there are tree preservation orders on some trees).

LOCATION

The property is conveniently situated within walking distance of Wilmslow 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. Wilmslow railway station, which is within walking distance, is on the main line to London Euston and also provides a regular commuter service to Manchester and access to the North West motorway network and Manchester International Airport is within a short drive.

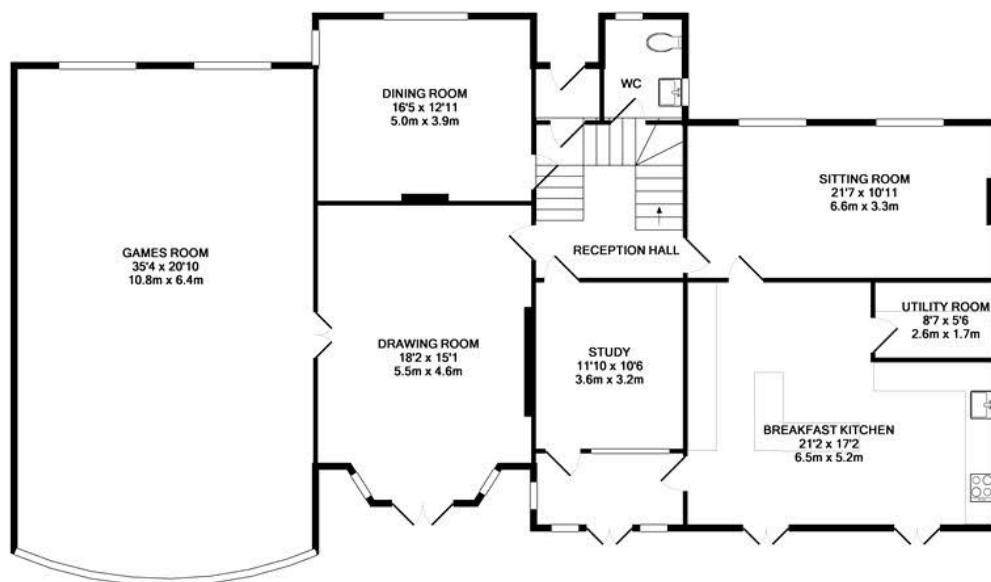
DIRECTIONS

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. Fletsand Road will be found on the right hand side, the property again being situated on the right. (For sat-nav users: postcode -SK9 2AB).

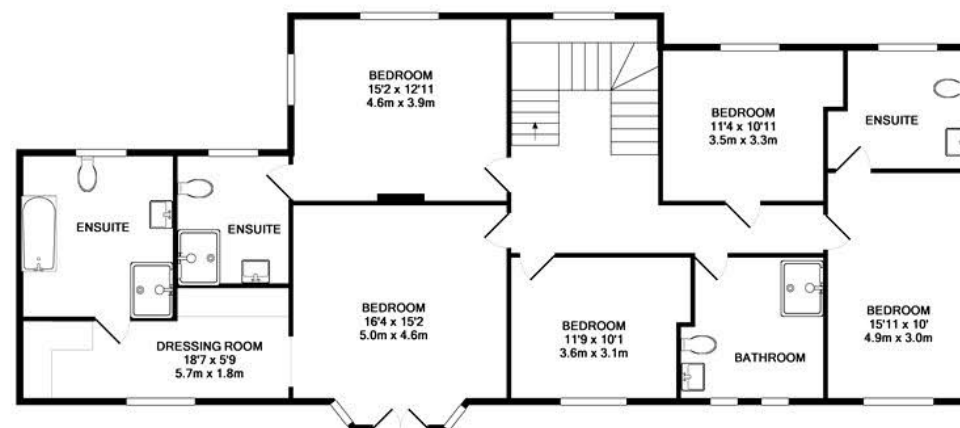
EPC RATING

E54





GROUND FLOOR
APPROX. FLOOR
AREA 2172 SQ.FT.
(201.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1545 SQ.FT.
(143.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 3717 SQ.FT. (345.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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