



16A Thorngrove Road, Wilmslow - SK9 1DD

£1,100,000



16A Thorngrove Road

Wilmslow

- Built in 2017 to an exceptional contemporary specification
- Five bedrooms (four doubles) and four bathrooms (three en-suite)
- EPC Rating B – highly energy efficient family home
- Walking distance to Wilmslow town centre, train station and Wilmslow High School
- Stunning 20ft open-plan living kitchen with Schüller German units and Neff appliances
- Spacious family room with Dru gas fire and aluminium bi-fold doors
- Underfloor heating throughout the ground floor
- CAT 5 cabling, Ring CCTV, motorised blinds and integrated ceiling speakers
- Principal bedroom suite with fitted wardrobes, Juliet balcony and luxurious en-suite
- Landscaped south-westerly facing garden, driveway parking and integral garage with electric door



A stunning, contemporary five-bedroom detached family home, built in 2017 to an exceptional specification and occupying a sought-after, quiet position within a short walk of Wilmslow town centre, the train station and Wilmslow High School. Offering over two floors of beautifully appointed accommodation, this impressive property combines stylish modern living with outstanding energy efficiency.



Designed with both family life and entertaining in mind, the house benefits from double glazing, gas-fired central heating via a Worcester boiler and pressurised hot water cylinder, underfloor heating throughout the ground floor, CAT 5 integrated cabling, motorised blinds, Ring CCTV security system, alarm and wired ceiling speakers to the lounge, family room and living kitchen. LED downlighting is fitted throughout. The accommodation is entered via a welcoming reception hall with an understairs cloaks cupboard and a striking staircase with contemporary glass balustrade. To the front of the property is an elegant lounge, whilst to the rear a superb family room features a stylish Dru gas fire and aluminium bi-folding doors opening onto the garden.

Undoubtedly the heart of the home is the magnificent open-plan living kitchen, measuring over 20ft square and providing an outstanding space for cooking, dining and relaxing. Fitted with high-quality Schüller German soft-close units, Quartz work surfaces, a substantial central island, Quooker boiling water tap and a range of integrated Neff appliances, the kitchen is flooded with natural light from three large electric Velux roof windows with integrated blinds and aluminium bi-folding doors opening directly onto the rear garden. A separate utility room and downstairs WC complete the ground floor accommodation.

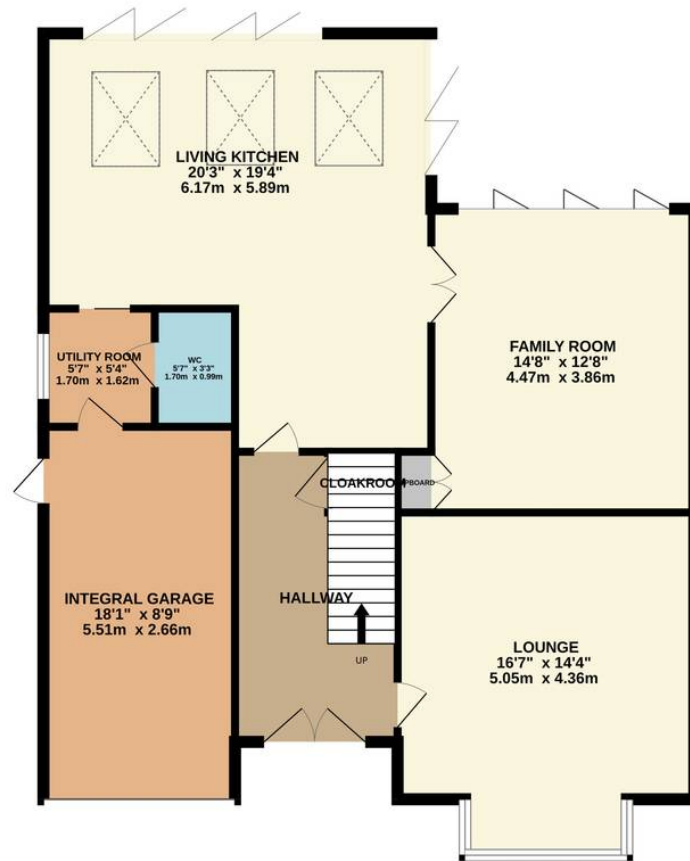
To the first floor, a spacious landing provides access to a boarded loft via a pull-down ladder and incorporates a useful airing cupboard. The principal bedroom is a luxurious retreat featuring fitted wardrobes, French doors opening onto a glass Juliet balcony and a beautifully appointed en-suite shower room. There are four further bedrooms, including two with stylish boutique-style en-suite shower rooms, together with a contemporary family bathroom.

The family bathroom and two of the en-suite shower rooms are finished to a particularly high standard, with full tiling, electric underfloor heating, touch-lit mirrors, heated towel rails, modern white sanitary ware and thermostatic showers.

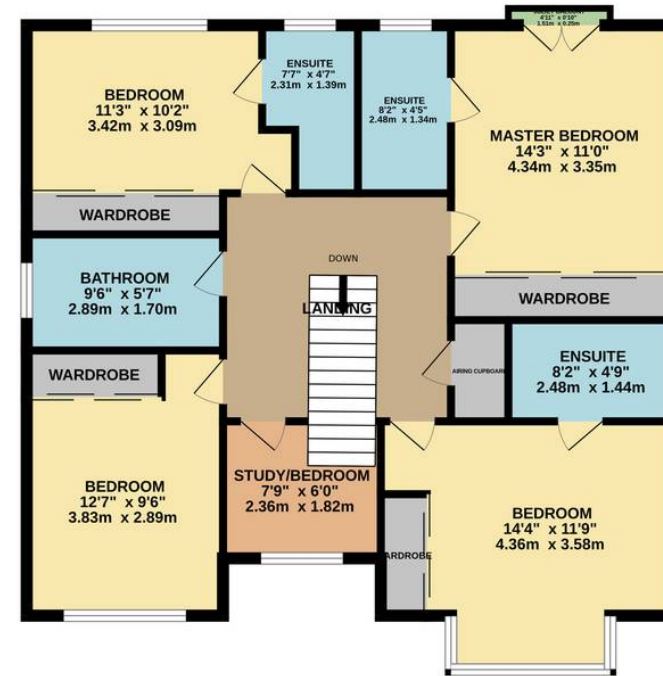




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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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Mosley Jarman

Mosley Jarman, 44 Alderley Road, Wilmslow - SK9 1NY

01625444899 • wilmslow@mosleyjarman.co.uk • www.mosleyjarman.co.uk/

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