



**GASCOIGNE
HALMAN**

1 ELM GRANGE, COW LANE, WILMSLOW SK9 2AZ

THE AREAS LEADING ESTATE AGENT

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£1,050,000

Handsome 5 bedroom, 3 bathroom detached family home moments from Wilmslow centre and train station offering spacious and beautifully presented accommodation complemented by a large private plot.

Handsome Detached Family Home

Beautifully Presented And Spacious Accommodation

Five Bedrooms And Three Bathrooms

Large Living-Dining Kitchen

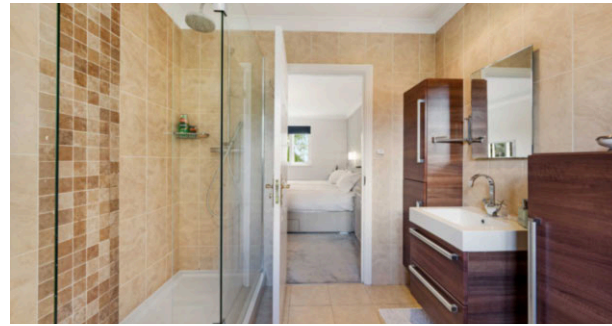
Principal Bedroom With Dressing Room And En-Suite

Large Mature Private Landscaped Gardens

Off-Road Parking And Double Garage

Moments From Wilmslow Town Centre And Countryside Walks Along The River Bollin





Nestled in a prestigious and tranquil residential enclave moments from Wilmslow town centre and nearby countryside walks along the River Bollin, this exceptional five-bedroom, three bathroom detached family home epitomises refined family living. Immaculately presented throughout, the property boasts an expansive layout, offering generous proportions and a seamless blend of classic charm with contemporary finishes. The welcoming entrance hall gives access to the downstairs WC, balustrade staircase leading to the first floor, useful under stairs storage and reception rooms. The light-filled 24ft living room with feature fireplace and French doors opening to the rear patio is perfect for formal entertaining. The open-plan kitchen and dining area serve as the heart of the home, featuring high-spec integrated appliances, sleek cabinetry and elegant Granite worktops. French doors open onto the garden, allowing natural light to flood the living spaces. The ground floor also benefits from a good-size dining room/playroom, versatile study (ideal for working from home) and a practical fully fitted utility room. Upstairs, the principal bedroom suite offers a generous and tranquil retreat, complete with a luxurious en suite bathroom and private dressing room. Four further well-proportioned bedrooms provide flexibility for family and guests, bedroom two is served by beautifully appointed en-suite and fitted wardrobes whilst a modern fully tiled family bathroom serves the remaining three bedrooms.

The outside space is equally impressive, with large meticulously landscaped gardens to the rear creating a private oasis for relaxation and entertaining. The rear garden features a spacious patio (perfect for al fresco dining), manicured lawns and mature planting, offering year-round interest and seclusion. The property also benefits from a large driveway with parking for multiple vehicles, as well as an integral double garage for secure storage/additional parking. Thoughtful exterior lighting enhances the ambience in the evenings, making the garden an inviting extension of the living space. Located within easy reach of Wilmslow town centre, train station, excellent local schools, amenities and additional transport links, this outstanding home combines the best of countryside tranquillity with convenient access to town and city life.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. 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 large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat Nav: SK9 2AZ

TENURE

Freehold (subject to verification by solicitors).

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

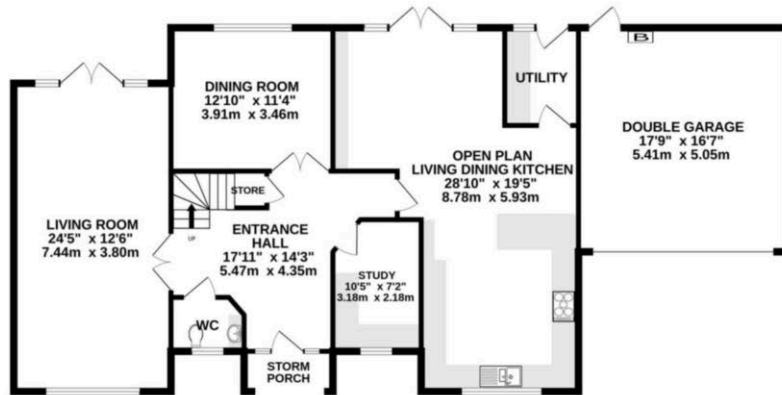
Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1488 sq.ft. (138.3 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 2574 sq.ft. (239.1 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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