



**GASCOIGNE  
HALMAN**

69 GRAVEL LANE, WILMSLOW SK9 6LS

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THE AREAS LEADING ESTATE AGENT





## 69 GRAVEL LANE, WILMSLOW SK9 6LS

£825,000

**A handsome double bay-fronted Georgian style detached family home boasting attractive 'Cheshire Brick' elevations with beautifully presented and lovingly maintained accommodation situated on a large private plot in a popular South Wilmslow location close to Wilmslow town centre and Ashdene Primary school.**

- Handsome Georgian Style Double Bay-Fronted Detached Family Home
- Attractive 'Cheshire Brick' Elevations
- Three Generous Double Bedrooms
- Three Reception Rooms
- Modern En-Suite To Main Bedroom
- Stylish Family Bathroom With Free Standing Bath And Corner Shower
- Large Rear Garden
- Sought After South Wilmslow Location





We are delighted to introduce this beautifully proportioned, Georgian style detached family residence, offering classic architectural design coupled with spacious and well-presented accommodation perfect for family living, complemented by a large plot giving a variety of options to extend or develop the property further (subject to permissions).

At ground floor level the property offers a welcoming entrance hallway with wooden flooring and balustrade staircase leading to the first floor. There are three spacious reception rooms, including a formal dining room, 18 ft living room with feature fireplace and feature bay-window opening to an extended family room with slider doors to the rear garden and stylish ceiling lantern. In addition to the ground floor there is a large fitted breakfast kitchen with a range of integrated appliances and pleasant garden views.

To the first floor a galleried landing gives access to three well-proportioned double bedrooms, with the main bedroom boasting its own contemporary en-suite shower room. A further stylish family bathroom with both free standing bath and modern corner shower serves the remaining two bedrooms.

Externally the property enjoys an attractive frontage with a recently constructed Cheshire Brick boundary wall, lawned garden and a spacious driveway which gives access to the useful tandem garage which reaches 21 ft in length. To the rear there is an attractive landscaped garden, impressive in size, with a generous Indian Stone patio, large mature lawn and fenced boundaries.

The property enjoys a highly convenient and popular South Wilmslow location, moments from several local primary schools, Chapel Lane with its variety of independent shops and services as well as only a short walk to the heart of Wilmslow town centre.

#### 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 6LS

#### TENURE

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.

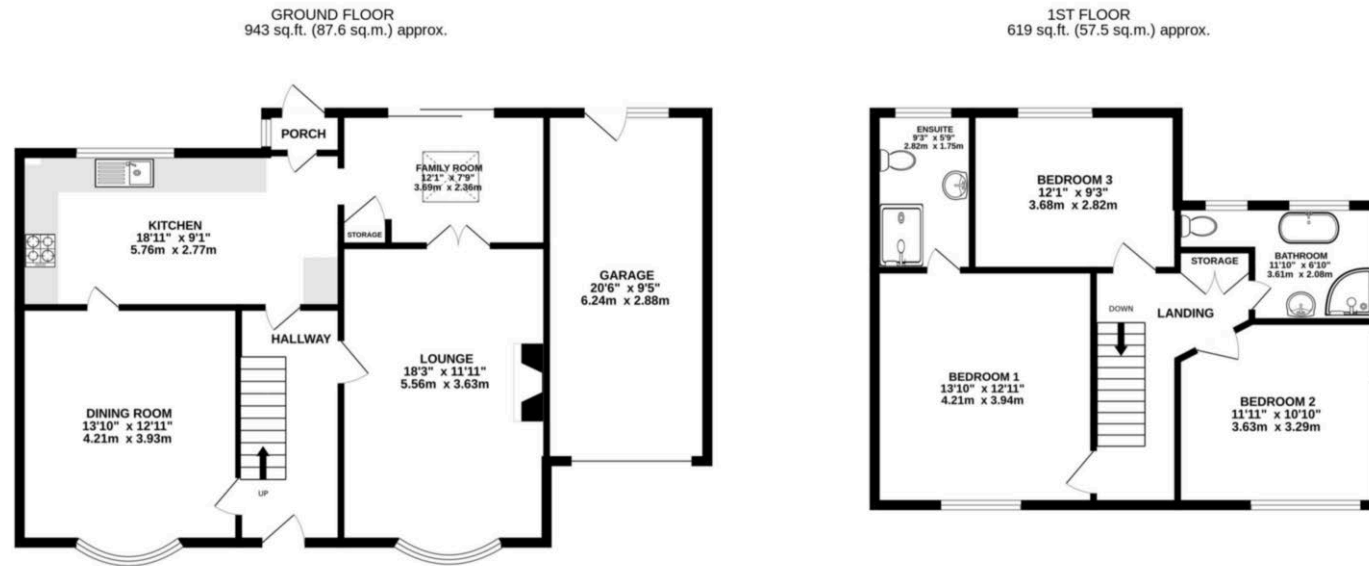
#### LOCAL AUTHORITY

Cheshire East. Property Band: F

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 1662sq.ft. (154.4 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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### WILMSLOW OFFICE

01625 536434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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