



**GASCOIGNE
HALMAN**

WHITE COTTAGE, BURLEYHURST LANE, WILMSLOW
SK9 4LX

THE AREAS LEADING ESTATE AGENT

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£1.15 MILLION

A simply stunning, quintessential English country cottage finished to an exacting standard throughout, situated on a private South facing plot of approximately 0.3 acres surrounded by delightful countryside views only a short distance to Wilmslow town centre.





OVERVIEW

Stunning English Country Cottage

Beautifully Presented Architecturally
Designed Interior

Perfect Blend Of Country Charm And
Stylish Modern Day Living

Three Generous Double Bedrooms

Two Luxury Modern Bathrooms

Open-Plan Living Space With Apex
Windows & Vaulted Ceilings

Bespoke Handmade Tom Howley
Kitchen

Private Landscaped South Facing Plot
With Countryside Views

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White Cottage offers an exciting and rare opportunity to purchase a timelessly handsome and beautifully presented country cottage that has been tastefully enhanced and extended to create the perfect blend between original country charm and stylish modern-day living and luxury fittings.

The property is accessed via a gated driveway which offers off-road parking for multiple cars and access to the integral garage. A delightful oak front door opens to a welcoming entrance hallway with tiled flooring, useful cloaks cupboard and modern downstairs wc. A bespoke internal door then leads through to a truly superb open-plan living-dining space with engineered oak flooring, handmade Oak columns, floor to ceiling Apex feature windows complemented by vaulted ceilings and a combination of Bi-folding and sliding doors giving glorious views over the immaculate grounds. In addition this space boasts a log burning stove and marble fireplace as well as Lutron lighting and blinds and a built-in Sonos sound system.

A bespoke handmade Tom Howley breakfast kitchen with bespoke oak units and granite work surfaces is located beyond the open-plan living area with integrated Miele appliances, Aga and fitted TV, with modern sliding doors giving access to the rear garden. In addition to the ground floor there is a private home office with fitted furniture and garden views and a separate utility room which offers access to the front driveway and integral garage.

To the first floor there are three good-size double bedrooms all boasting attractive countryside views and a range of fitted wardrobes which are all served by two stylish refitted bathrooms, both with bath and separate shower facilities with a mix of Duravit and Hansgrohe luxury fittings.







Externally the property enjoys a private and substantial South facing plot of approx 0.3 acres with immaculate enveloping landscaped gardens with well-stocked borders and mature trees, pond with feature waterfall and stunning open aspect views.

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 with the property falling within the catchment for Gorse Bank Primary School. 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 4LX

TENURE

Freehold. Subject to verification by solicitors.

SERVICES (NOT TESTED)

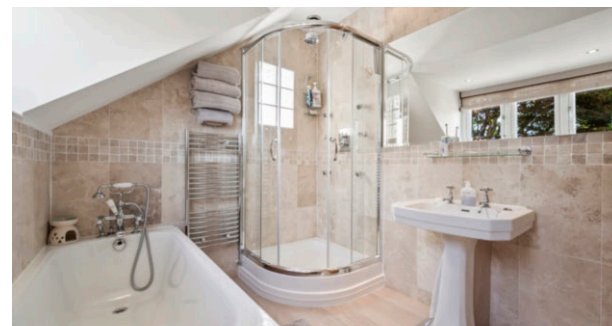
Services have not been tested and you are advised to make your own enquiries and/or inspections. Drainage is to a septic tank. Oil heating.

LOCAL AUTHORITY

Cheshire East. Property Band: F

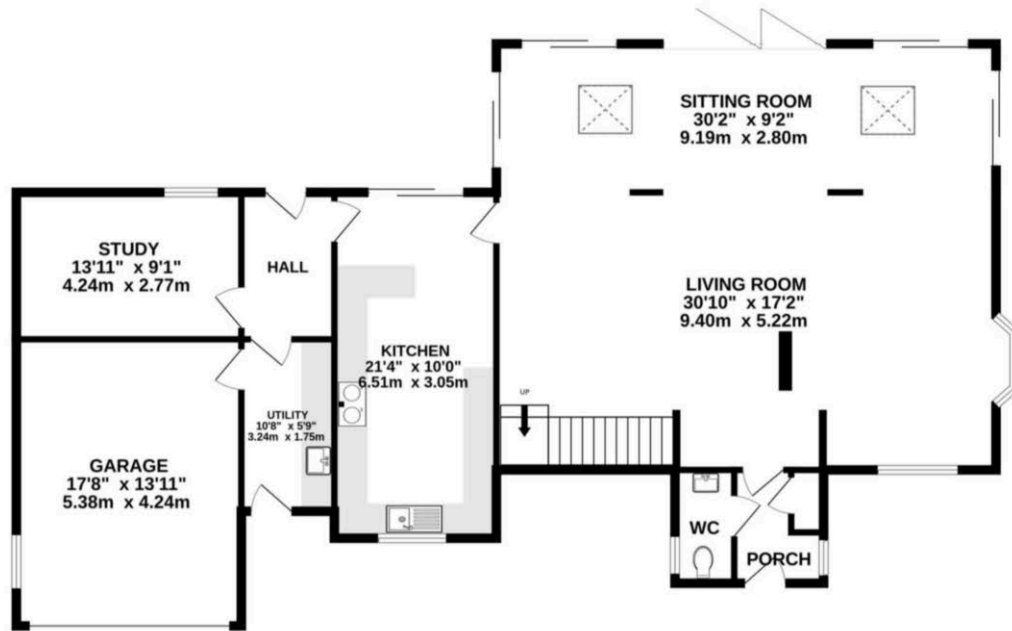
VIEWING

Viewing strictly by appointment through the Agents.



FLOORPLAN & EPC

GROUND FLOOR
1574 sq.ft. (146.2 sq.m.) approx.



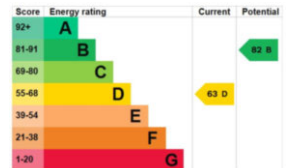
1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 2316 sq.ft. (215.2 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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