



8 Hawthorn Park, Wilmslow - SK9 5BP

£4,250 pcm

mosley jarman 

8 Hawthorn Park

Wilmslow

Immaculate 4 bed, 3 bath Victorian semi on 4 floors with original features, orangery, cellar utility, driveway, EV charger, large garden. Prime conservation area near Wilmslow town and station.

- EPC rating - C (74/77)
- Water meter - TBC
- Refuse - Cheshire East Council operate a chargeable garden waste disposal service. Visit cheshireeast.gov.uk/gardenbin
- Council Tax Band - G (Cheshire East)
- *Broadband - Openreach.
- Mains - Gas, electric, water and drainage
- Heating - Gas central heating
- **Flood risk - Very Low (Surface water)
- *Mobile - Limited coverage by EE, and Three. Likely coverage by O2, and Vodafone.
- * Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to renting the property. ** Information provided by GOV.UK





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An attractive, extended and immaculately presented four bedroom three bathroom (two ensembles) bay fronted Victorian semi detached family home which has been comprehensively refurbished throughout, but has retained character and many beautiful original features. The accommodation is arranged over four floors, which includes a covered storm porch, hallway (with stained glass windows and Oak flooring), downstairs w.c./cloak room, living room (with a bay window and living flame gas fire with cast iron surround), sitting room, re-fitted kitchen with high quality fixtures, fittings, and appliances, orangery with windows to three sides and two sets of French doors leading to the garden. A rear lobby leads to a side access door and stairs down to the cellar, which have been converted to provide an excellent utility area. To the first floor there is a landing (with airing cupboard), bedroom one (with fitted wardrobes, French doors with Juliet balcony and stunning ensuite), bedroom two (double with fitted wardrobe and ensuite shower-room). The second floor reveals bedroom three (with cast iron fireplace), bedroom four (double), a re-fitted bathroom (with vanity sink unit and Velux window) and a storage room. A block paved driveway to the front provides off road parking and there is a large, private and established garden to the rear which is mainly laid to lawn. There is an EV charger installed. The property is situated on a private road which forms part of the highly sought after Hawthorn Lane Conservation Area. Conveniently located within walking distance of the town centre, Wilmslow train station (0.5 miles) which offers direct links to Manchester and London and Gorsey Bank Primary School (0.6 miles).

BASEMENT LEVEL
254 sq.ft. (23.6 sq.m.) approx.

GROUND FLOOR
1026 sq.ft. (95.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.6 sq.m.) approx.

2ND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 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, 44 Alderley Road, Wilmslow - SK9 1NY

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

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