



jordan fishwick

8 Fawns Keep, SK9 2BQ
Guide Price £1,100,000



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Set within the highly regarded Wilmslow Park, nestled in the heart of the Bollin Valley, Fawns Keep enjoys an enviable position and countryside views with exceptional convenience. Wilmslow town centre and the train station are both within comfortable walking distance, offering easy access while boasting a magnificent leafy setting with outstanding southerly views across the valley. This impressive contemporary home must be inspected to fully appreciate its scale. Arranged over five split levels, the property offers versatile accommodation.





The welcoming reception hall features wood flooring, built-in cloaks storage and a cloakroom/WC. A striking split-level living space incorporates lounge, sitting and study areas beneath a full-height vaulted ceiling with featured lighting. A log-burning stove provides a central focal point, while a contemporary steel and wired balustrade gallery overlooks the lower levels. Double French doors open onto a roof terrace with glass balustrade, perfectly positioned to enjoy the fabulous views across the garden and Bollin Valley beyond. This level is completed by a guest bedroom with en-suite shower room. The next level (lower level) offers three well-proportioned bedrooms, including an impressive principal suite with dressing area and refitted en-suite. A stylish family bathroom features a freestanding roll-top bath. A further lower level provides a fifth bedroom and a shower room, ideal for guests, a dependant relative or a private retreat. At garden level, the heart of the home is an exceptional open-plan kitchen, dining and family room. The stylish kitchen is fitted with white high gloss units, large island with peninsula breakfast bar featuring grey quartz worktops and integrated appliances. Flowing seamlessly into the dining area and family room with sociable space and a large set of bi-fold doors which open directly onto the garden. A separate utility room adds practicality. The landscaped gardens are a true highlight, featuring decked and patio areas, generous lawns, raised borders and defined boundaries. Beyond the formal garden there is a natural woodland sloping gently down into the Bollin Valley, creating a stunning backdrop. To the front, a driveway leads to the double garage which benefits from an electric roller shutter, all framed by attractive planting.

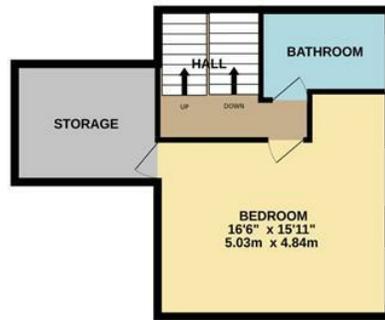
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	54
England & Wales		EU Directive 2002/91/EC	



GARDEN LEVEL



SECOND LOWER GROUND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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