

THE HOLLIES 1C STRAWBERRY LANE

WILMSLOW, SK9 6AQ



A stunning home offering over 3,000 sq ft across four floors. Featuring a bay fronted reception hall, spacious living and dining areas, a bright kitchen, four king size bedrooms, family and en suite bathrooms, versatile lower ground cinema, gym and utility, plus a south-facing garden.

THE GRAND TOUR

The Hollies is one of just three individually designed homes, each offering its own distinct character and layout. From the outside, it gives little away, but internally the house provides over 3000 sq ft of well planned living space arranged over four floors, including a basement garage accessed via a hydraulic car lift.

The front door opens into an impressive bay fronted reception hall, generously proportioned and large enough to accommodate seating, allowing it to function as an additional reception space. A cloakroom with WC is discreetly positioned off the hallway. The main living room is bright and inviting, with windows to two sides and a living flame gas fire set within a limestone surround that creates a natural focal point. To the rear, the dining room flows effortlessly into the kitchen, forming a superb open plan area that is flooded with natural light from skylights and French doors opening directly onto the garden. The kitchen is fitted with oak fronted shaker style units, black granite worktops, a comprehensive range of integrated appliances and a substantial central island.

The first floor is arranged around a galleried landing and provides three well proportioned king sized bedrooms, together with a beautifully appointed family bathroom finished with travertine tiling, a freestanding double ended bath and high quality sanitary ware. The second floor is dedicated to the principal bedroom suite, which includes a dressing area, useful eaves storage and a spacious bedroom, complemented by an en suite shower room.

The lower ground floor is a particularly impressive and unexpected feature of the house, offering a light and versatile level with full ceiling height. A central hallway with built in storage leads to a cinema and games room,



which benefits from excellent natural light via a large light well extending across much of the width of the property. Also on this level is a well equipped utility room with ample space for multiple appliances, a gym area separated by a glass brick partition that provides privacy while maintaining light, and access to the garage.

Externally, the front of the property provides off road parking on a block paved driveway. Wrought iron gates enclose the hydraulic lift that gives vehicular access to the basement garage. Gated side access leads to the rear, where the south facing garden enjoys a good degree of privacy and is mainly laid to lawn, complemented by a large decked seating area.

LOCATION

Tucked away in a desirable part of Wilmslow, this elegant Georgian style detached home occupies a superb position within South Wilmslow. The town centre is within easy walking distance, around 10 to 15 minutes on foot, where a lively blend of independent boutiques, well known retailers and popular coffee spots create a welcoming, upmarket feel. Closer still, Chapel Lane provides a convenient collection of specialist shops and everyday amenities, adding to the area's strong sense of community.

Wilmslow is particularly prized for its excellent lifestyle appeal. There is a wide choice of high quality gyms, fitness studios and golf courses nearby, along with sought after wellness destinations such as The Farm Club and CPASE, both just a short drive away. Larger shopping facilities including Marks & Spencer and John Lewis are also easily accessible. The area benefits from a strong reputation for schooling, with a range of well regarded state and private options close by. For those needing to travel, the property offers straightforward access to the M56 motorway, providing links to Manchester and the wider North West. Manchester Airport is only a short drive away, while regular services from Wilmslow Station reach London Euston in under two hours, making this an ideal location for both commuting and leisure.

A detailed description:

RECEPTION HALL - 4.76m X 4.58m (max)

A striking and spacious entrance hall featuring a bay window with sash windows to the front elevation, allowing excellent natural light to fill the space. Finished with wood strip flooring, coved ceiling and recessed spotlights, this welcoming area is large enough to serve as an additional reception space. There is a radiator, telephone point and access to all principal ground floor rooms, along with stairs rising to the first floor and access to the basement.



LIVING ROOM - 5.63m X 3.78m

A bright and elegant reception room with windows to the front and a further sash window to the side elevation. The focal point of the room is a stone fireplace with limestone surround incorporating a living flame gas fire. Additional features include coved ceiling, wall lighting, radiator and television point.

WC -2.15m X 1.07m

Fitted with a low level WC with concealed cistern and a wall mounted wash hand basin with chrome mixer tap and tiled splashback. There is an obscured sash window to the side elevation, continuation of the wood strip flooring, ceiling light point and radiator.

DINING ROOM - 3.89m X 3.77m

A well proportioned dining room with two windows overlooking the rear garden. The space is finished with wood strip flooring, coved ceiling and recessed lighting, and includes provisions for wall mounted television and integrated speakers. An opening leads directly into the kitchen, creating an ideal layout for entertaining. A door provides access to a useful storage cupboard.

KITCHEN - 4.33m X 4.19m

A stylish shaker style kitchen fitted with a comprehensive range of wooden units with silver handles, complemented by granite work surfaces. Appliances include a gas hob with stainless steel splashback and chimney extractor, double ovens, microwave and an American style fridge freezer.

A central island incorporates a sink with granite drainer and chrome mixer tap, providing both functionality and a social focal point. Additional features include recessed ceiling lighting, radiator, open shelving and continuation of the wood flooring. Double doors open onto a raised decked terrace, ideal for indoor and outdoor living.

FIRST FLOOR LANDING

A galleried landing with a feature sash window, recessed lighting, coved ceiling and radiators. Doors lead to three bedrooms, the family bathroom and stairs rising to the second floor.

BEDROOM TWO - 4.58m X 3.78m

A generous double bedroom with a bay window to the front elevation, coved ceiling, radiator and ceiling light point.



BEDROOM THREE - 3.80m X 3.76m

A well proportioned bedroom with two windows overlooking the rear garden, coved ceiling, radiator and television point.

BEDROOM FOUR - 4.45m X 2.88m

A further double bedroom with two windows to the rear elevation, radiator and ceiling light point. A door leads to a walk in wardrobe fitted with slatted shelving and housing the wall mounted boiler.

FAMILY BATHROOM - 3.51m X 2.35m

A beautifully appointed bathroom fitted with a contemporary suite comprising a freestanding bath with chrome mixer tap and shower attachment, a wall mounted WC with concealed cistern and a wash hand basin with chrome fittings. There is also a corner shower enclosure, fully tiled walls and floor, recessed lighting, radiator and a useful storage cupboard.

SECOND FLOOR LANDING

With a sash window to the side elevation, radiator and access to eaves storage. A door leads through to the principal bedroom.

PRINCIPAL BEDROOM - 5.55m X 5.14m

A spacious and well designed room with windows to both the front and rear elevations. The room benefits from built in wardrobes and access to additional eaves storage, creating a practical yet comfortable principal suite.

EN SUITE SHOWER ROOM - 2.62m X 1.86m

Fitted with a modern three piece suite comprising a walk in double shower, a wall mounted wash hand basin with storage beneath and a low level WC. Finished with fully tiled walls and floor, chrome fittings and a radiator.

LOWER GROUND FLOOR

A particularly impressive level of the home offering full ceiling height and excellent versatility. A central hallway with tiled effect flooring, recessed lighting and a radiator provides access to all basement rooms.

The cinema and games room (5.28m X 6.07m max) is a large and flexible space featuring ceiling integrated speakers, recessed lighting, radiator and a drop down cinema screen. Natural light is provided via a substantial light well, enhancing the usability of the space. The room opens through to a dedicated gym area, partially separated by a glass brick partition to maintain light while offering privacy. CONTINUED....



The utility room (4.54m Xx 1.43m) is fitted with base units and work surfaces incorporating a stainless steel sink and drainer, with space and plumbing for multiple appliances. Additional features include strip lighting, a ventilation system and tiled effect flooring.

The garage (5.5m X 2.09m) is accessed via the hydraulic lift and includes power, strip lighting and an electric roller door, providing secure parking and storage.

EXTERNAL

To the front of the property there is ample off road parking along with access to the hydraulic lift system leading to the basement garage.

The rear garden is a particular feature of the property, being generous in size and south facing, enjoying a high degree of privacy. A large decked seating area provides an ideal space for entertaining, while the remainder of the garden is mainly laid to lawn with mature and well stocked borders.

WHAT3WORDS

DICES.BENCH.TANK

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'G' - Cheshire East

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

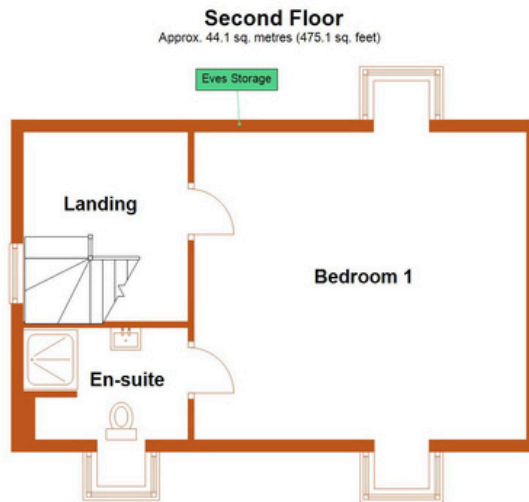
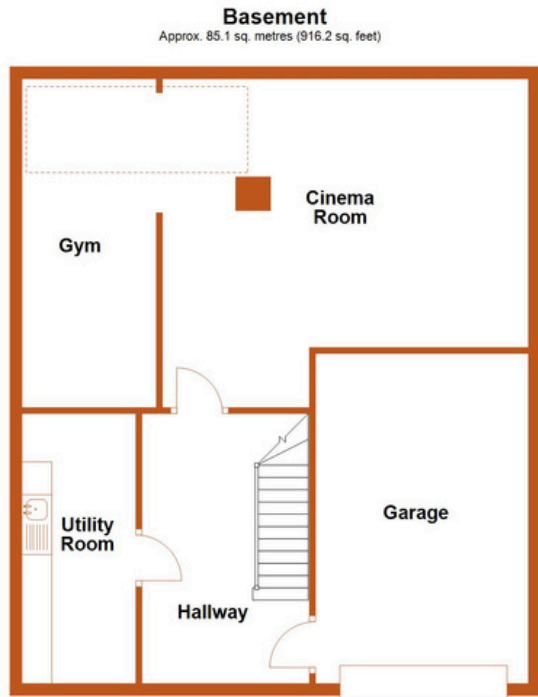
FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- EPC Rating 'D'

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





Total area: approx. 278.6 sq. metres (2998.9 sq. feet)



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