



**GASCOIGNE  
HALMAN**

2 ORCHARD VILLAS, ALDERLEY ROAD, WILMSLOW  
SK9 1PZ

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THE AREAS LEADING ESTATE AGENT





## 2 ORCHARD VILLAS, ALDERLEY ROAD, WILMSLOW SK9 1PZ

**£1.195 Million**

**A striking individually designed contemporary family home commanding a prime convenient position moments from Wilmslow town centre boasting high quality fittings, four double bedrooms and four bathrooms.**

- Architecturally Designed Contemporary Family Home
- Built By The Award Winning Huntsmere Bespoke Home Developer
- Desirable And Convenient Position Moments From Wilmslow Town Centre
- Four Generous Double Bedrooms
- Four High Quality En-Suite Bathrooms
- Superb Principal Suite With Luxury En-Suite And His/Her Dressing Rooms
- Underfloor Heating To All Floors
- Private Gated Entrance And Private South Westerly Facing Gardens





Presenting an architecturally designed unique family home, meticulously crafted by the award-winning Huntsmere bespoke home developer.

This exceptional and attractive residence offers the perfect blend of luxury, comfort, and convenience in a highly desirable location just moments from Wilmslow town centre, local reputable schools and Wilmslow train station.

Upon entering through the private gated entrance, you are welcomed into a spacious and elegantly appointed hallway with solid oak and glass balustrade staircase and modern downstairs WC, setting the tone for the high specification that continues throughout the property.

The accommodation is arranged over multiple floors and features underfloor heating and stylish decor, ensuring a warm and inviting atmosphere year-round.

At ground floor level to the front there is a good-size living room with media wall, fully fitted utility room whilst the true heart of the home is the superb and bespoke living-dining kitchen with central island, high quality German kitchen with quartz work surfaces and a range of premium Neff and Bosch appliances. The expansive open-plan living and dining area, designed to accommodate both relaxed family living and sophisticated entertaining is complemented by a combination of both bi-folding and French doors which flood the space with natural light.

To the first and second floors there are four generous double bedrooms all boasting their own en-suite bathrooms, finished with porcelain tiling, bespoke sanitary ware, backlit mirrors and luxury Hansgrohe fittings.

The superb principal suite is a true retreat, boasting a spacious bedroom area, a luxury en-suite bathroom with high-end fixtures, and the added benefit of his and her dressing rooms, offering abundant storage and a sense of indulgence.

Additional features include integrated smart home technology (designed for modern living), and extensive storage solutions throughout the property.

Security and privacy are paramount, with a secure gated entrance and advanced alarm systems in place. The property's position, moments from the vibrant amenities of Wilmslow town centre, ensures excellent access to boutique shops, acclaimed restaurants, and highly regarded schools, as well as convenient transport links to Manchester and beyond. This exceptional home represents a rare opportunity to acquire a bespoke, turnkey residence in one of the area's most sought-after locations, combining architectural excellence with every-day practicality and refined style.

#### LOCATION

Conveniently situated within easy reach of both Wilmslow and Alderley Edge centres with their 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 1PZ

#### 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.

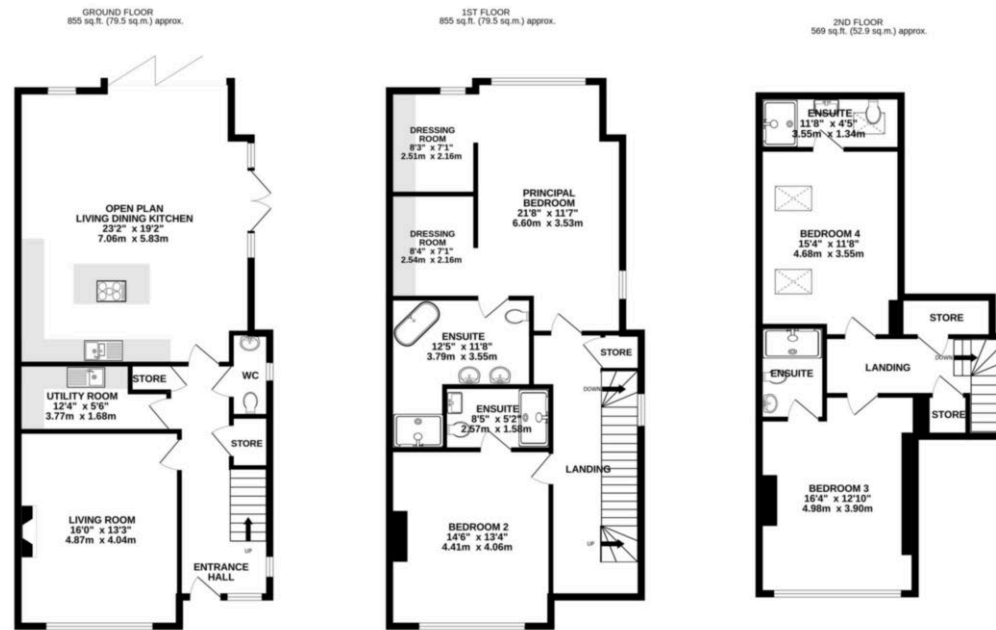
#### LOCAL AUTHORITY

Cheshire East. Property Band: G

#### VIEWING

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 2280 sq.ft. (211.8 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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