



**GASCOIGNE  
HALMAN**

5 BEECH LANE, WILMSLOW SK9 5ER

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THE AREAS LEADING ESTATE AGENT





## 5 BEECH LANE, WILMSLOW SK9 5ER

**£735,000**

**A handsome period property with attractive Georgian style elevations boasting beautifully presented and stylish accommodation, offering high specification fittings throughout. Situated moments from the heart of Wilmslow town centre with ample off-road parking and a private South facing garden.**

- Beautifully Reimagined And Comprehensively Upgraded Period Home
- Significant Levels Invested In High Quality Improvements Over 3.5 Years
- Approximately 1761 Sq Ft Of Stylish And Well-Balanced Accommodation
- Stunning Dining Kitchen With Premium Fisher And Paykel Appliances
- Striking Living Room With Vaulted Ceiling And Bespoke Crittall Steel Patio Doors
- Four Well-Proportioned Bedrooms Including Luxurious Principal Suite With Walk-In Dressing Room
- Two High Quality Bath And Shower Rooms Including Burlington Of London Wet Room
- Fully Upgraded Garage Offering Versatile Space For Gym, Studio Or Storage
- Private South Facing Garden Perfect For Entertaining
- Premium External Rock Doors And Handmade Jim Lawrence Lighting Throughout
- Recently Installed Worcester Bosch Boiler With Remaining Manufacturers Guarantee
- EV Charging Capability





We are delighted to introduce this beautifully reimagined and exceptionally presented period home, meticulously upgraded throughout to deliver a rare blend of classic character and contemporary luxury.

Situated in a highly desirable and convenient location close to Wilmslow town centre, this outstanding property offers turnkey living following an extensive and carefully considered programme of improvements undertaken over the past three and a half years.

The home has benefited from a comprehensive level of investment, with particular emphasis placed on structural integrity, energy efficiency, premium specification and statement design features.

Internally, the accommodation extends to approximately 1761 square feet and is arranged across three well-balanced floors.

The ground floor begins with an entrance porch opening to a welcoming sitting room to the front with period feature fireplace and fitted cabinetry, retaining a warm and inviting feel. This leads through to the heart of the home, where the stunning dining kitchen is beautifully appointed with bespoke hand painted cabinetry, generous central island with white Quartz work surfaces, a range of premium Fisher and Paykel appliances creating an ideal space for both everyday living and entertaining.

To the rear, the impressive living room is a true showpiece. Vaulted ceilings with exposed beams create a sense of volume and character, while bespoke Crittall steel patio doors form a striking architectural focal point. These doors flood the space with natural light and provide a seamless connection between the interior and the landscaped gardens, elevating both the aesthetic and lifestyle offering of the home. In addition to the ground floor is a fully fitted utility room, a downstairs W/C and access to the garage. The garage itself has been fully upgraded with insulation, modern lighting, additional power, screeded floor and new flooring, creating a highly versatile space for storage, a home gym, workshop or studio.

To the first floor there are three well-proportioned bedrooms, all beautifully presented, along with a stylish family bathroom. The principal bedroom is particularly impressive, offering generous proportions together with a walk-in dressing room and a high quality Burlington Of London wet room adjacent, creating a calm and luxurious retreat.

The second floor provides a further double bedroom with eaves storage and pleasant outlooks, offering excellent flexibility as a guest suite, home office or additional bedroom.

Externally the property enjoys a private and enclosed South facing garden to the rear, ideal for Al fresco dining and outdoor entertaining. Newly replaced fencing enhances both security and presentation, while the front of the property offers off-road parking and attractive kerb appeal with EV charging already built-in.

Additional improvements of note include a recently installed Worcester Bosch boiler with remaining manufacturers guarantee, extensive replacement of heating pipework and radiators, premium Rock Doors to all external entrances, handmade Jim Lawrence lighting throughout, plantation shutters to the bedrooms, upgraded flooring, underlay and carpets and a full internal redecoration to a high standard.

This is a rare and exciting opportunity to acquire a period home that has been comprehensively upgraded to modern expectations, offering style, substance and peace of mind in equal measure. An exceptional property that must be viewed to be fully appreciated.

#### LOCATION

Conveniently situated moments from 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. 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 5ER

#### 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

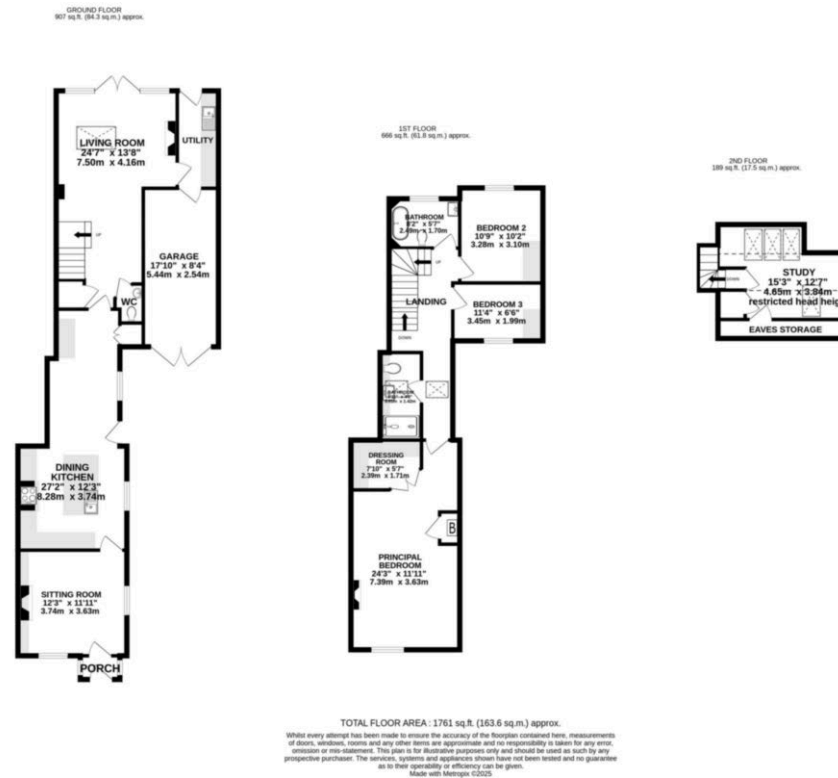
Cheshire East. Property Band: C

#### VIEWING

Viewing strictly by appointment through the Agents.



## FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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