

Part Exchange  
Considered



Sanctuary Mews, Jamie Webb Drive, Wilmslow, SK9 3BF

**SHRIGLEY ROSE & CO**  
Bespoke Estate Agents





## Sanctuary Mews, Jamie Webb Drive, Wilmslow, SK9 3BF

Sanctuary Mews offers refined over-55s living in the heart of Wilmslow, combining security, comfort and exceptional on-site facilities. Set within an exclusive, peaceful community, this home is available chain free. An exclusive and energy-efficient development designed for discerning over-55s seeking independence, comfort and community in a refined, secure setting. Nestled in a private enclave just off Coppice Way, it offers peaceful living with excellent convenience. Handforth Dean Retail Park is only a short walk away, and residents enjoy easy access to Wilmslow, Handforth, Alderley Edge and Bramhall, with their boutique shops, cafés and countryside walks.



This elegant 'Blenheim' style three-bedroom home is arranged across two floors and presented to a high standard throughout. The open-plan living area forms the centrepiece of the home, with a comfortable lounge, dining area and a contemporary kitchen featuring integrated appliances, generous storage, an electric hob and a wine fridge. Large windows bring in excellent natural light, complementing the calm and modern décor. The front room offers great versatility. Currently used as an additional sitting room, it could equally serve as a guest bedroom (or office), benefitting from its own ensuite shower room.

Upstairs, the principal bedroom provides fitted storage, a pleasant outlook and an ensuite shower room. The second bedroom is also beautifully presented, complete with its own ensuite. Outside, the rear garden offers a lovely space for relaxing or dining outdoors, while the front approach allows for personal touches with planting or hanging baskets. Situated in a quiet residential position yet close to shops and transport links, this home combines comfort, convenience and community in a highly desirable Wilmslow location.

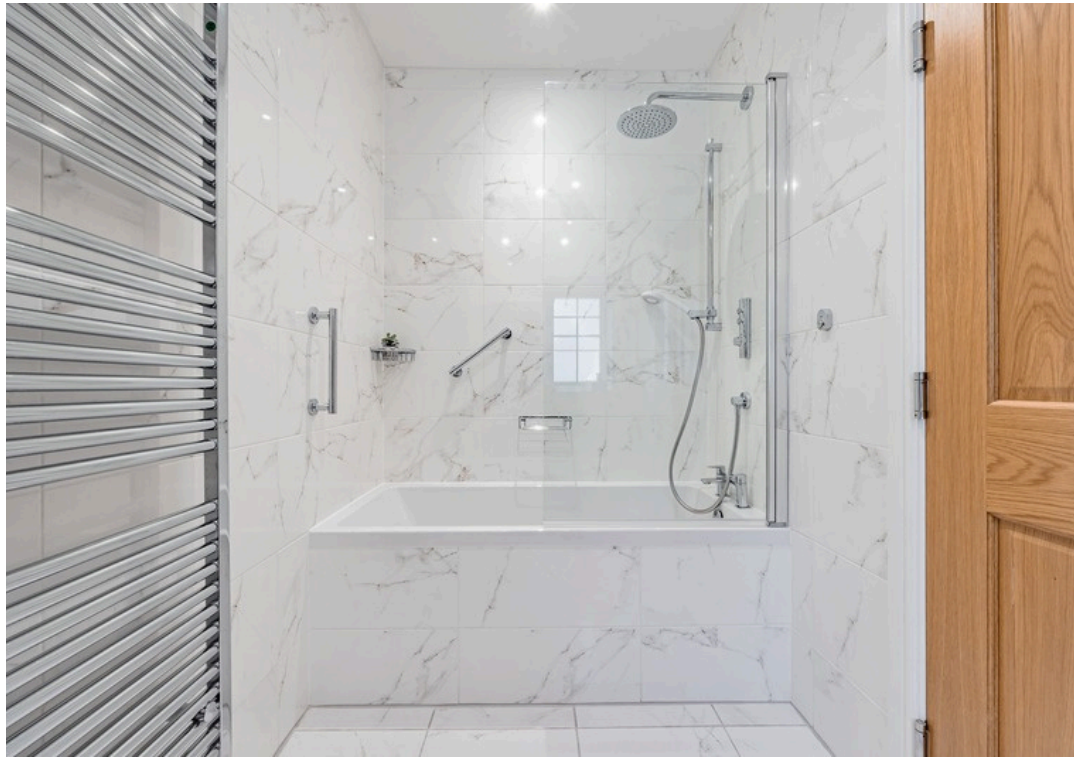




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Security and practicality have been carefully considered, with a gated community, 24-hour CCTV, a 24-hour personal in-home callout system, camera entry system, communal Wi-Fi, mobility scooter storage with charging, car parking, electric car charging points, mains-connected smoke detectors, and a home security alarm. An active events programme fosters a friendly and engaging community atmosphere.

The development comprises 41 high-quality apartments and a superb range of on-site facilities, including a clubhouse, communal lounges, library, gym and a luxurious spa. Residents also benefit from a hairdressers, treatment room, free-to-use events spaces, landscaped gardens with outdoor seating, a guest suite for visitors and the support of a dedicated House Manager. Subject to probate (expected early 2026).



### We Have Noticed:

- Like new - flexible 3 bed with downstairs ensuite shower room
- Desirable retirement development
- CHAIN FREE







## Key Features:

- Exclusive over-55s gated development offering security, independence and a strong sense of community
- Chain Free
- Superb convenience with Handforth Dean Retail Park a short walk away and nearby access to Wilmslow, Handforth, Alderley Edge and Bramhall
- Elegant Blenheim Style three-bedroom home arranged over two floors, immaculately presented and move-in ready
- Spacious open-plan living area with lounge, dining space, modern kitchen with integrated appliances, generous storage and a wine fridge
- Private rear garden perfect for relaxing or entertaining; neat frontage
- Downstairs bedroom

Tenure: Leasehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1109 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co



## Property Summary:

Living Room  
6.94m x 5.56m

Kitchen/Diner  
5.26m x 2.24m

Shower Room  
2.21m x 1.58m

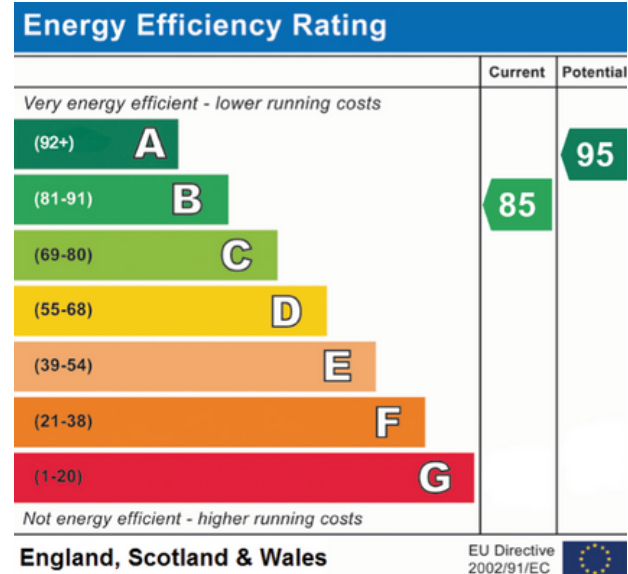
Sitting Room/Bedroom 3  
3.35m x 2.64m

Bedroom 1  
4.52m x 3.71m

Ensuite 1  
2.89m x 1.55m

Bedroom 2  
5.36m x 4.39m

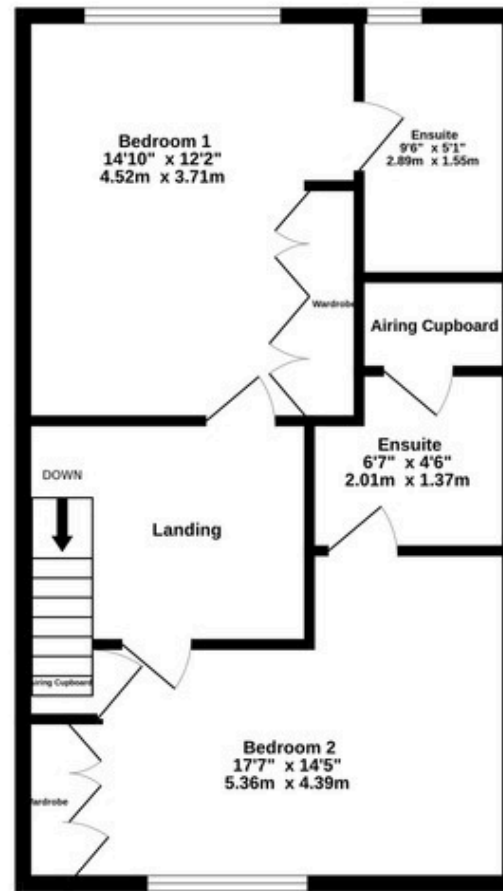
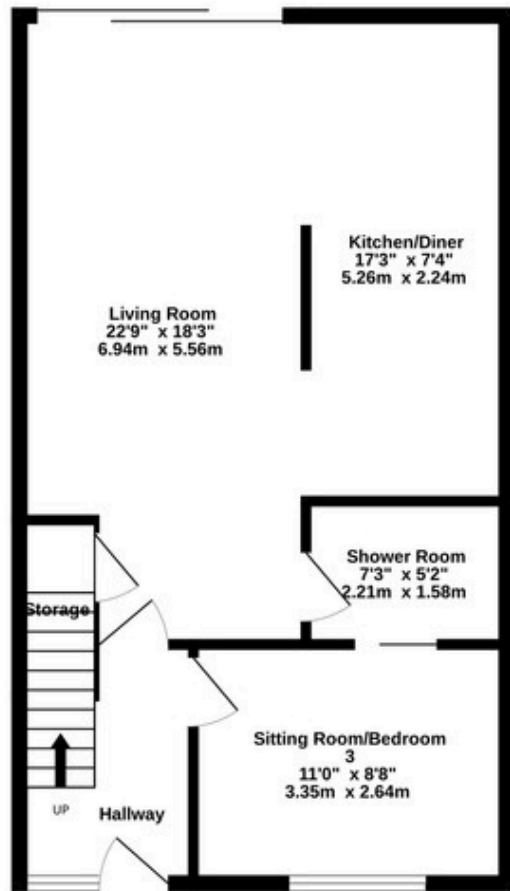
Ensuite 2  
2.01m x 1.37m







DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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