



**GASCOIGNE
HALMAN**

OVERTREES, 1 HOUGH LANE, WILMSLOW SK9 2LG

THE AREAS LEADING ESTATE AGENT



OVERTREES, 1 HOUGH LANE, WILMSLOW SK9 2LG

£1.995 Million

A substantial detached family home located on the highly desirable Hough Lane moments from Wilmslow town centre and train station occupying large private plot of 0.4 acres. Tastefully extended, the property boasts over 3,700 sq.ft of well-presented accommodation with five double bedrooms, three bathrooms and excellent scope to develop and add-value. Available with no chain.

- Substantial Detached Family Residence
- Five Double Bedrooms & Three Bathrooms
- Impressive Principal Bedroom Suite With Wardrobes & En-Suite
- Approx. 3,717sq.ft Of Accommodation
- Close to Wilmslow Town Center & Train Station
- Available with No Onward Chain





'Overtrees' is an exciting opportunity to purchase a detached family residence on a highly sought-after road close to Wilmslow town centre and train station and local countryside walks along the River Bollin.

Internally the property boasts over 3,700sq.ft of accommodation (including the integral garage) and comprises a welcoming entrance hallway with downstairs wc & cloakroom, good-size 21 ft living room, separate dining room, family room, gym and a fitted kitchen with fitted appliances and a 23 ft conservatory with garden views. A utility room and integral garage complete the ground floor accommodation.

To the first floor there are five double bedrooms, with contemporary en-suites to the principal and second bedrooms, plus a family bathroom servicing the remaining bedrooms.

Externally, the property offers a sweeping driveway set behind secure electric gates with ample off road parking for a number of cars and access to the garage. A beautifully maintained frontage with mature trees and shrubs with side access leading to a delightful, private rear garden with patio area and well-stocked borders. The house occupies a generous 0.4 acre plot on Hough Lane giving excellent potential to extend and add value to the property (subject to the relevant permissions).

LOCATION

Conveniently situated within easy reach of 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 2LG

TENURE

Freehold (subject to verification by solicitors).

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

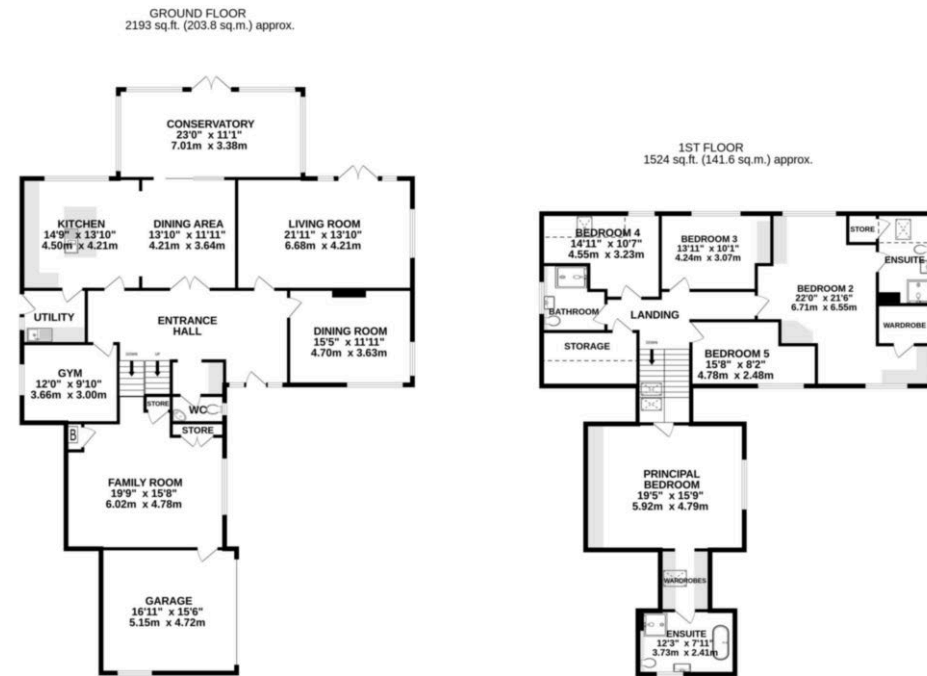
LOCAL AUTHORITY

Cheshire East. Property Band: H

VIEWING

Viewings strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 3717 sq.ft. (345.3 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 terms 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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