



## High specification 1930's Pownall Park family home

1 Priory Road, Wilmslow, Cheshire, SK9 5PS





Four bedrooms • Two bathrooms • Two reception rooms • Utility room • Study • South facing gardens • Integral garage • Off-road parking

#### Local information

Situated within the highly regarded Pownall Park area of Wilmslow, the property is conveniently located 0.6 miles from the town centre amenities. Pownall Park Tennis Club and Wilmslow Rugby Club are conveniently situated within Pownall Park. The area offers excellent schooling with highly regarded local state schools and a wide choice of private schools nearby. Gorsey Bank Primary School is 0.1 miles away, Pownall Hall School is 0.4 miles and Wilmslow High School is 1.2 miles.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 5.4 miles away. Wilmslow train station is 1.1 miles away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

Dating from the late 1930's this attractive bay fronted detached family home enjoys favoured positioning in Pownall Park. The current owners have commissioned a comprehensive program of extension, remodelling and refurbishment which has been finished to a high specification throughout. The works have resulted in a spacious and beautifully presented home which is perfectly designed for modern family living, extending to around 2,114 Sq Ft in total.

Entered via an open porch into spacious hall, the property provides a welcoming first

impression. To the left of the hall are two reception rooms; a bay fronted room currently set up as a play room and a 25'3" triple-aspect living room with a living flame gas fire providing an attractive focal point and door onto the rear gardens. The highlight of the ground floor accommodation is the superb open plan living/dining/kitchen with lantern skylight window. The kitchen has been fitted with a high quality shaker style grey painted 'in frame' kitchen arrange around a central island with Kashmir white granite work surfaces, a comprehensive range of Neff appliances and space for an American style fridge/freezer. Off the kitchen is a fitted utility room with door to outside. Completing the ground floor is an integral garage which has been recently sub-divided to provide a home office. To the first floor the galleried landing leads to four well-proportioned bedrooms and a beautifully appointed family bathroom shower and bath. The principal bedroom is served by a contemporary en suite shower room with free standing double ended bath and separate shower with metro tiling.

Externally to the front a flagstone driveway provides ample off road parking alongside the front gardens which are mainly laid to lawn. The fully enclosed south facing rear gardens enjoy a high degree of privacy, are mainly laid to lawn and are defined by established hedging. An Indian stone patio area provides the ideal spaces for outdoor entertaining.







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Gross internal area (approx) 189.8 sq m / 2043 sq ft

Outbuildings 6.6 sq m / 71 sq ft

Total 196.4 sq m / 2114 sq ft (inc limited use area 1.5 sq m / 16 sq ft)

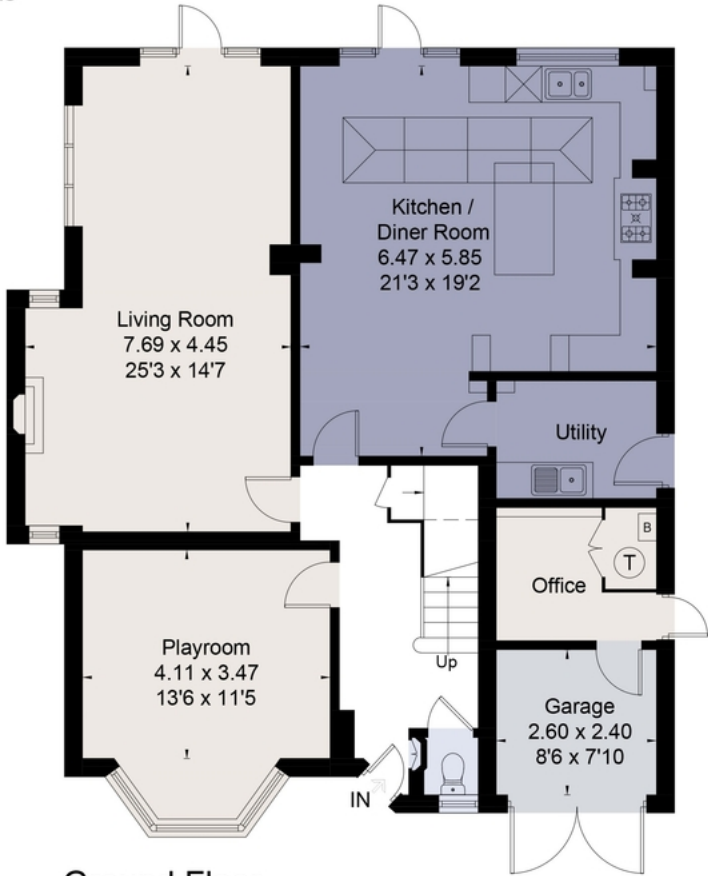


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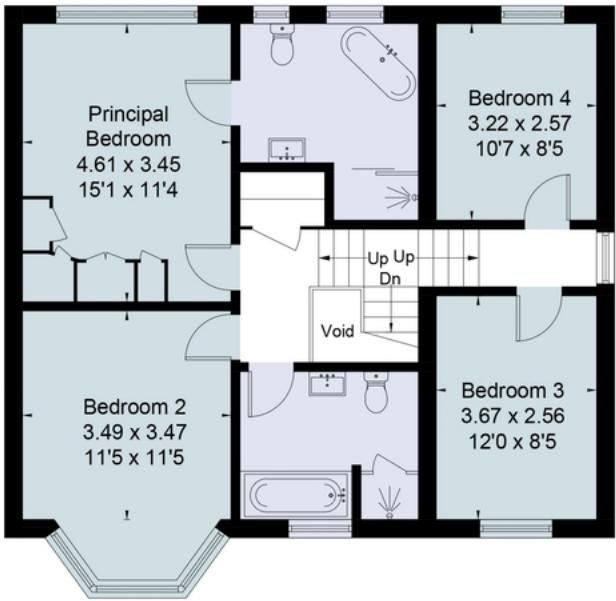
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Ground Floor

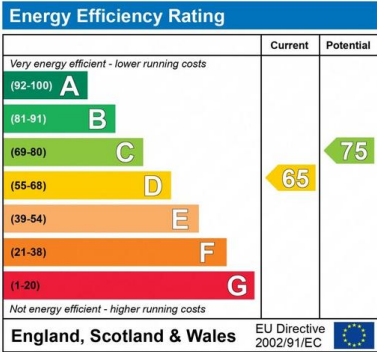


First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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[ ] = Reduced head height below 1.5m



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