



Magnificent Victorian residence in extensive grounds

46 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DG

Freehold

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Five bedrooms • Three reception rooms • Three bathrooms • Utility room • Basement games/sitting room • Gym/hobbies room • Original period features • Detached garage

Local information

46 Hawthorn Lane is situated in the heart of the leafy conservation area, next door but one to the entrance to the Carrs Park offering walks by the River Bollin and towards Quarry Bank Mill in Styal. The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Wilmslow Prep School is 0.3 miles, Pownall Hall School is 0.6 miles away, Gorsey Bank Primary School is 0.7 miles and Wilmslow High School is 0.8 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 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10-minute service to Manchester International Airport.

About this property

Occupying arguably one of the finest positions and plots on Hawthorn Lane, this truly outstanding family residence extends to 4591 sq. ft. in total and is set across four floors exuding endless character and a wealth of original period features.

Sitting in grounds extending to over a third of an acre, the property enjoys a far-reaching aspect up Hall Road to the front and expansive views of the grounds and woodland across to The Carrs Park and beyond to the

rear. There is tremendous potential for extension remodelling and further enhancement (subject to relevant consents) with a precedent set by the adjoining property and many others on the road.

Approached along a tarmac driveway with established beech hedging, there's ample off road parking and access to the detached brick built garage.

The accommodation is entered via a raised step, open porch and through the original over-sized front door with spectacular leaded stained glass panelling. This leads into an impressively spacious and grand reception hall featuring oak flooring, picture rails, ceiling cornicing and a sweeping central balustrade staircase to all floors.

To the left is a spacious and gloriously bright dining room with cast iron fireplace, deep skirtings and a stunning bay window. Ahead, the principal 21'1" sitting room is a delight with a feature cast iron fireplace, log burner and expansive space to relax and enjoy, overlooking the extensive grounds. The kitchen features a slate tiled floor and a shaker style kitchen with central island and black granite worktops. There is a stainless steel Smeg gas hob and oven, Siemens dishwasher, an Admiral American Style fridge/freezer and a door leading out to steps to the garden. The dining and living area feature a stunning triple-panel picture window framing the rear patio and



gardens. A useful fitted storage cupboard in the hall and a downstairs cloakroom with WC complete the ground floor accommodation. Off the hallway, the staircase down to the full height basement opens into an area currently utilised as a boot and cloakroom. The leads into an expansive 17'6 utility room with window, slate tiled floor and cupboards housing the boiler and hot water tanks. A spacious 21'4 sitting/games room is particularly versatile and is flooded with daylight from sliding doors onto the stone patio and gardens beyond.

The sweeping staircase leads you to the galleried landing on the first floor. To the front the 18'2 principal bedroom enjoys a wonderful south westerly vista over the front grounds and benefits from a generously proportioned fitted dressing room and en suite with separate shower and bath. The elegant second and third bedrooms both feature ceiling cornicing and sash windows overlooking the rear gardens; the second bedroom also features a cast iron fireplace and fitted wardrobe. The family bathroom on this floor comprises a classically presented white suite with separate shower and bath.

On the second floor there is a generous landing which could be utilised as a home office, reading nook, playroom or storage and there's loft access via a hatch. The two well-proportioned bedrooms to this floor both showcase vaulted ceilings and sash windows offering elevated far reaching views over the rear gardens and beyond. A traditional bathroom with a centralised double ended roll top bath serves this floor and

completes the upstairs accommodation.

The grounds are exceptional both in terms of presentation and stature, demanding one of the largest plots on the road. The excellent sized garden affords a large degree of privacy and features two stone patios and beautifully landscaped gardens defined by established hedging, mature trees and a stunning aspect towards lower woodland. An externally accessed basement level store room provides useful additional storage.

Tenure

Freehold

Local Authority

Cheshire East

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 401.5 sq m / 4322 sq ft (including void)

Outbuildings 25.1 sq m / 269 sq ft

Total 426.6 sq m / 4591 sq ft (inc limited uses area 12.0 sq m / 129 sq ft)



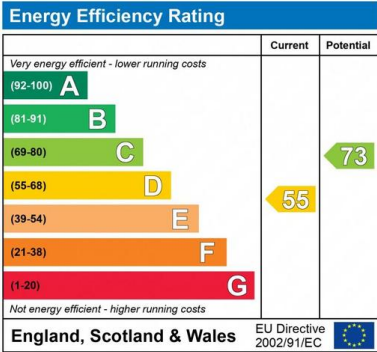
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