



An exceptional family residence set in mature grounds

105 Manchester Road, Wilmslow, Cheshire SK9 2JH

Freehold





Five bedrooms • Five bathrooms • Four reception rooms • Media room • Breakfast room • Open plan dining kitchen • Reception hall and galleried landing • Garaging for six cars

#### Local information

Enjoying favoured positioning on one of Wilmslow's prestigious roads, this opulent property is conveniently situated only half a mile from the thriving town centre, which offers an array of day to day facilities, including excellent shopping and recreational facilities.

The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Wilmslow Prep School is 1.1 miles away, Pownall Hall School is 1.5 miles and Wilmslow High School is 1.1 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 4.4 miles away. Wilmslow train station is 0.8 miles away and 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

Offering a truly uncompromising specification throughout, this outstanding contemporary residence extending to over 6190 ft in total and set in a 0.32 acre plot is worthy of architectural merit inside and out. The recently constructed home has been meticulously designed, with attention lavished on every detail to create an exceptional family home for modern day living and entertaining.

Specification highlights include solid concrete floors to all levels, an intercom gate system linked to the house and mobiles telephones, alarm and security cameras to the front and rear of the property, a wet underfloor heating system throughout and Spanish oak doors to all rooms. Green credentials include air source heating, rain water harvesting and solar panels.

Approached timber electrically operated double gates, the imposing double fronted façade features a striking front rendered gable, stone mullion window. The extensive tarmac driveway beyond is framed by established borders and there is access to an undercroft garage with parking for around six vehicles.

The oversized oak front door opens into an impressive full height entrance hallway extending up to a roof lantern, flooding the space with tremendous levels of natural light. Double doors to the immediate left and right open into two generously proportioned dual-aspect formal reception rooms featuring south easterly facing bay windows, recessed ceilings with modern corning and stone fireplaces with living flame gas fires.

Ahead, double doors open into the 29'11" open plan dining/kitchen which has been intelligently designed to offer the epitome of open plan living with bespoke 'in-frame' American walnut shaker style units and Corian worktops. The comprehensive range of









integrated appliances include Miele double ovens, microwave, coffee machine, hob and extractor over, dishwasher, as well as a full height Gaggenau wine fridge, stainless steel fridge and freezer. A central island perfect for informal dining offers delightful views over the rear gardens from the large picture and two sash windows complete with plantation shutters.

From here, double doors flow into the 21'2 dual-aspect living room which in turn steps down into an impressive bright and airy garden room with picture windows showcasing panoramic views of the landscaped gardens beyond.

The ground floor accommodation is completed by a spacious utility/laundry room fitted with high gloss cream units, grey quartz worktops, extensive full height storage, space for a washing machine and tumble dryer and exterior side access, as well as a spacious cloakroom with WC and fitted cloaks storage.

Stairs lead down to the lower ground which offers a 19'3 media room with wall mounted speakers for a truly cinematic experience. In addition there is a six car garage with two storage rooms off. For those with a lesser requirement for garaging, this floor offers tremendous potential for further living accommodation such as leisure facilities (subject to necessary approvals).

To the first floor, the delightful wrap around galleried landing features a central glass roof lantern above. Doors lead to five generously proportioned and individually designed bedrooms,

one with a walk-in wardrobe and all featuring beautifully appointed en suites. The 20'7 Principal bedroom benefits from a walk-in fitted dressing room, a wonderful balcony overlooking the rear grounds and a stunning fully tiled en suite with double sink, roll top bath and separate shower, creating a truly indulgent suite.

Externally, the sizable mature and established grounds extend to over 0.32 acres and are mainly laid to lawn with mature hedging to all sides offering a high degree of privacy. An Indian stone terrace with frameless glass balustrade adjoining the garden room and a bespoke oak framed pergola with cedar tiled roof provide ideal areas for relaxing and entertaining.

#### **Tenure**

Freehold

#### **Local Authority**

Cheshire East

#### **Viewing**

Strictly by appointment with Savills













105 Manchester Road, Wilmslow, Cheshire SK9 2JH

Gross internal area (approx) 454.58 sq m / 4893.05 sq ft

Outbuildings Garage 120.74 sq m / 1299.63 sq ft

Total 575.32 sq m / 6192.69 sq ft



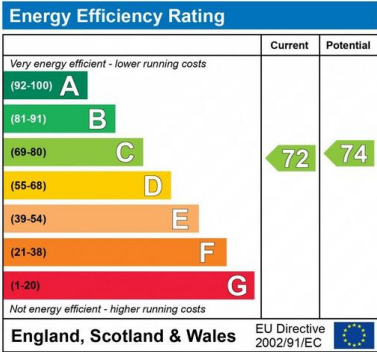
savills

savills.co.uk

Andrew Thorpe  
Savills Wilmslow  
01625 417450  
wilmslow@savills.com



For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12024021 Job ID: 149980 User initials: AT Brochure Prepared April 2021

