



CHARMING SOUTH WILMSLOW 4 BEDROOM VICTORIAN HOME WITH GENEROUS GARDENS

30 MOOR LANE,
WILMSLOW, CHESHIRE, SK9 6AP

Freehold

savills

A STUNNING PERIOD HOME WHICH SEAMLESSLY COMBINES MODERN CONVENIENCE WITH MANY ORIGINAL FEATURES

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◆ EPC rating = D

Situation

Wilmslow town centre: 0.7 mile, Alderley Edge: 1.9 miles, Handforth Dean: 4.6 miles, Manchester Airport: 5.3 miles, Manchester City Centre: 13.1 miles.

This charming Victorian family home is situated in a highly sought after residential setting in South Wilmslow. Whilst only a 15 minute walk from Wilmslow town centre and its superb range of amenities, the property enjoys a good range of smaller and specialist shops only a few minutes' walk away on Chapel Lane.

Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive. The area offers an excellent range of schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance.

Ashdene Primary School is 0.4 miles away and Wilmslow High School is 0.9 miles away. 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 5.3 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

Description

Dating from c. 1880, this timelessly attractive bay fronted Victorian 4 bedroom semi-detached home enjoys prime south Wilmslow positioning.

This charming property offers a rare opportunity to acquire a beautifully presented period family home which seamlessly combines modern stylish fittings with many original character features, complemented by a particularly generous 157 Ft private rear garden.

Approached through electrically operated wrought iron gates, the gravel driveway provides ample secure off road parking and leads to the detached brick-built garage. Entered via an open porch through the original front door the



spacious hallway provides a welcoming first impression. To the right of the hall are two open plan reception rooms; a bay fronted living room with period fireplace and a dual-aspect dining room.

To the rear of the property there are a two further reception rooms which are linked by the kitchen creating a superb open plan living/dining/kitchen well suited to modern family living. The dining area features a log burning stove whilst the kitchen is fitted with a contemporary range of units, granite work surfaces, a gas range cooker and an integrated dishwasher. The family room area features a beamed vaulted ceiling and dual-aspect bi-folding windows onto the gardens. A fitted utility room with WC forms part of the garage building and completes the ground floor accommodation.

To the first floor the galleried landing leads to 4 well-proportioned bedrooms and a beautifully appointed family bathroom with shower over bath. The master bedroom is served by a stunning en suite shower room. Both bathrooms have recently been refitted to a high standard. There is good potential to convert the loft if further space is required (subject to the relevant consents).

Externally to the rear the gardens are incredibly private and extend to over 157 Ft in length, split into two sections. A stone patio area adjoining the bi-fold windows provides the perfect space for outdoor entertaining alongside the main section of lawned garden. A gate to the far end leads through to a delightful partly walled 'secret' garden which has recently been landscaped with a patio area, lawn and vegetable garden with raised beds.

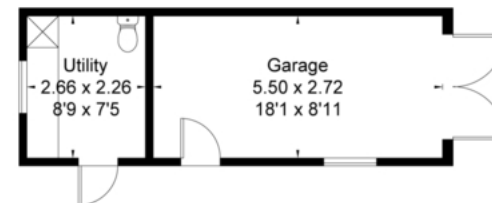
For those seeking a charming Victorian home in south Wilmslow offering beautifully presented accommodation with generous gardens, garaging and secure parking, this property should be viewed without hesitation.

Viewing:

Strictly by appointment with Savills

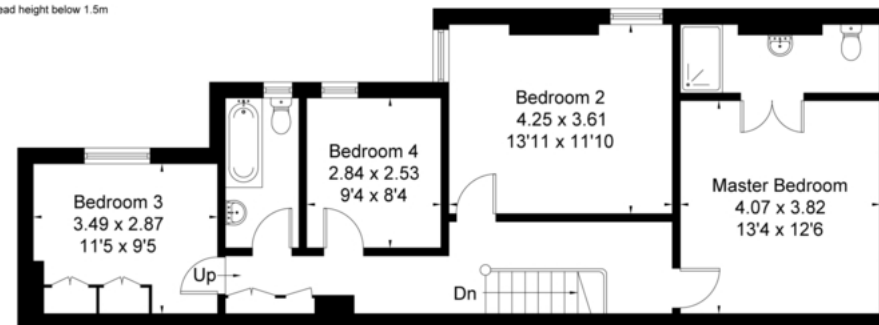


Approximate IPMS2 Floor Area = 162.6 sq m / 1750 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Utility = 6.1 sq m / 66 sq ft
 Limited Use Area = 1.2 sq m / 13 sq ft
 For identification only. Not to scale.
 © Fourwalls Group

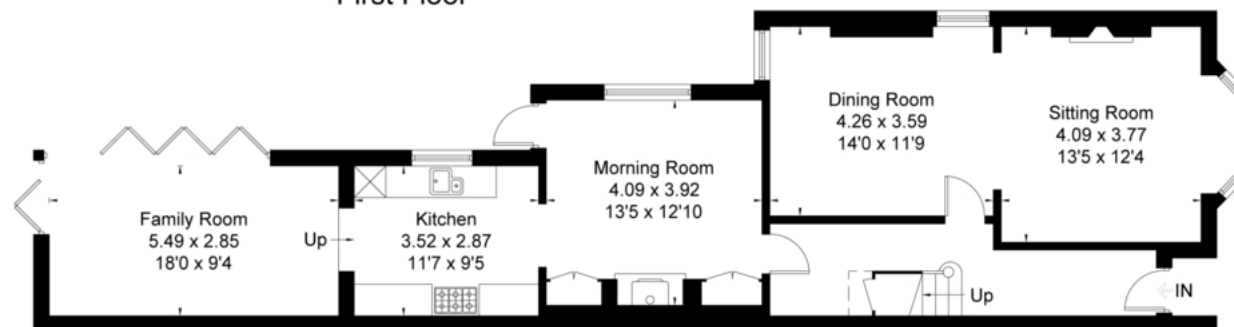


(Not Shown In Actual Location / Orientation)

□ = Reduced head height below 1.5m



First Floor



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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