



CONTEMPORARY HIGH SPECIFICATION 5 BEDROOM HOME WITHIN POWNALL PARK

87 BROAD WALK,
WILMSLOW, CHESHIRE, SK9 5PN

Freehold



RECENTLY REDEVELOPED TO AN UNCOMPROMISING SPECIFICATION THROUGHOUT

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5 bedrooms ♦ 3 bathrooms ♦ open plan living/dining/kitchen ♦
living room ♦ utility room ♦ cloakroom with WC ♦ landscaped
gardens ♦ integral garage ♦ EPC rating = D

Situation

Wilmslow town centre: 0.8 miles, Wilmslow train station: 1 mile, Alderley Edge:
2.5 miles, Handforth Dean: 3.4 miles, Manchester airport: 4.9 miles, Manchester
city centre: 12.5 miles.

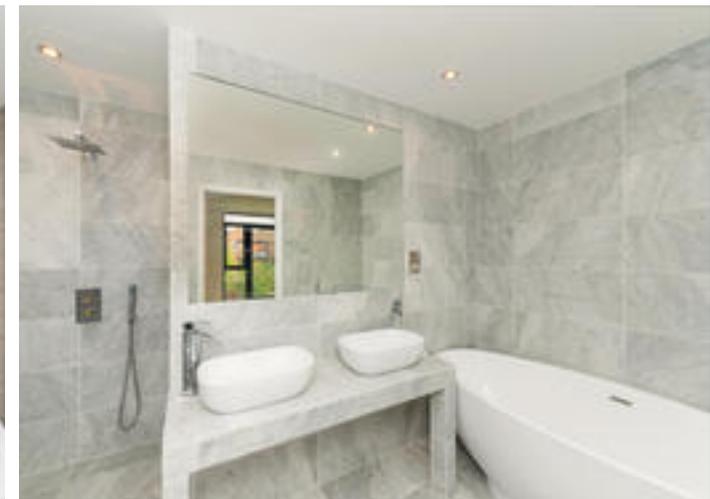
Situated on one of the most sought after roads within the highly regarded
Pownall Park area of Wilmslow, the property is conveniently located 0.8 miles
from the town centre amenities. Larger shopping and recreational facilities such
as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-
minute drive. Pownall Park Tennis Club and Wilmslow Rugby Club are also
conveniently situated within Pownall Park.

The area offers excellent schooling with highly regarded local state schools and
a wide choice of private schools within easy striking distance. Gorseley Bank
Primary School and Pownall Hall School are both a 5-10 minute walk 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
less than 5 miles away. Wilmslow train station is 1 mile away and offers a 1 hour
51 minute service to London Euston and a 19 minute service to Manchester
Piccadilly.

Description

This contemporary detached 5 bedroom home is truly exceptional. Having been
recently redeveloped to an uncompromising specification the property offers
spacious, versatile and beautifully presented accommodation which simply
must be viewed to fully appreciate all it has to offer. Specification highlights
include a stunning bespoke steel, oak and glass two story floating staircase with
3 metre crystal chandelier as the center piece, a contemporary Siematic
kitchen, underfloor heating to the ground and first floors along with a Yamaha
MusicCast integrated wireless music system.

Set behind high rendered walling with stone capping the property is approached
along a block paved driveway providing extensive parking and leading to the
integral garage with electrically operated door. Crisp white rendered elevations
contrast with anthracite windows and Cedar wood detailing resulting in a
striking contemporary façade of architectural interest. The grand reception hall
with Calacatta marble flooring features a vaulted ceiling with skylight window
and chandelier along with double height floor to ceiling windows making for a
lasting first impression. The marble flooring flows into the impressive open plan



living/dining/kitchen with five meter aluminum bi-fold windows onto the gardens and 'Dru' tunnel living flame gas fire. The Siematic handleless kitchen incorporates a central island for informal dining and is appointed with quartz stone work surfaces along with a comprehensive range of Neff appliances including electric fan oven, combi microwave oven, warming drawer, induction hob, integrated dishwasher and fridge/freezer. Off the kitchen is the utility room and cloakroom with WC. Completing the ground floor accommodation is the living room which benefits from the other side of the tunnel fireplace and features French doors onto the gardens.

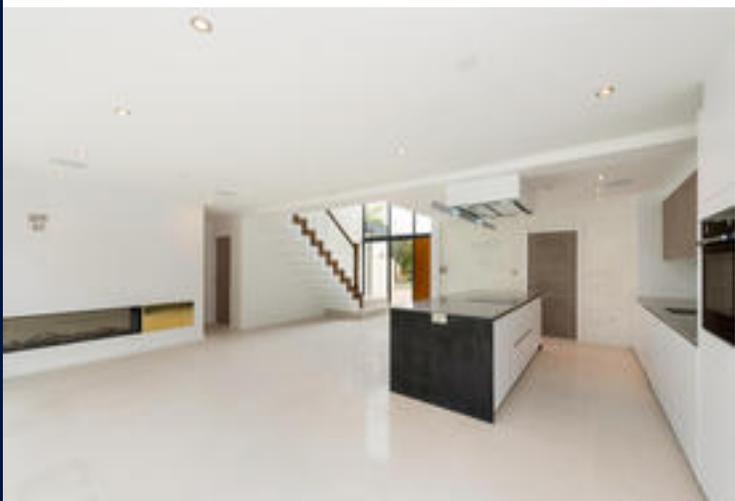
To the first floor the opulent galleried landing overlooks the living space below and is flooded by natural light from the double height glazed front elevation. The landing leads to four well-proportioned bedrooms and a beautifully appointed wet-room family bathroom with freestanding oval bath and separate shower. Worthy of particular note is the indulgent master bedroom suite on this floor which features French doors onto a Juliet balcony, a vaulted ceiling and second floor mezzanine dressing room with oak and glass balustrade. The master bedroom is served by a luxurious Carrera marble tiled wet-room en suite with twin wash hand basins, oval freestanding bath and separate shower. The staircase continues from the galleried landing up to the second floor where the fifth bedroom is located which features a large skylight window and served by an en suite shower room.

To the rear of the property a south westerly facing Indian stone terrace adjoins the kitchen and living room doors providing a tremendous outdoor space perfectly suited for entertaining. The generous gardens are mainly laid to lawn, defined by established hedging, mature trees and shrubs.

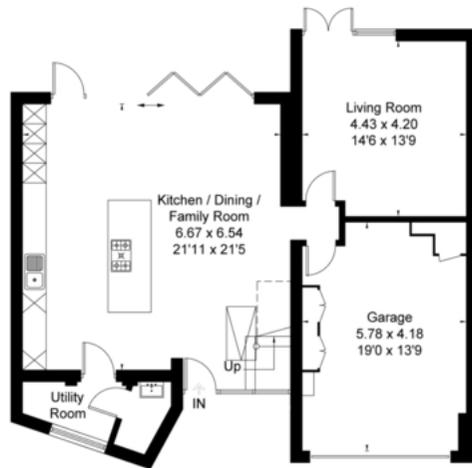
For those seeking a lavishly appointed 'turn-key' home situated in a befitting location, this property should be viewed without hesitation.

Viewing:

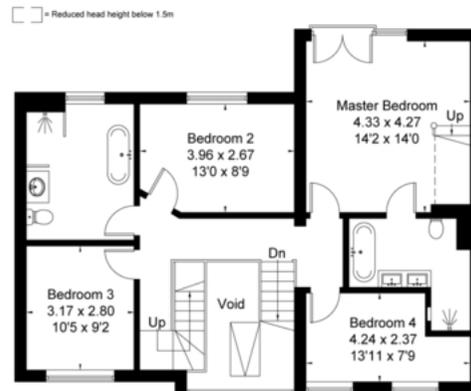
Strictly by appointment with Savills



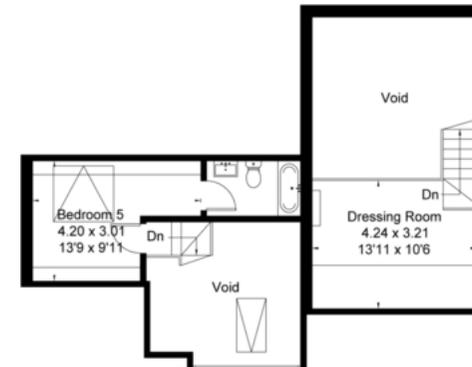
Approximate Area = 193.6 sq m / 2084 sq ft (Excluding Second Floor Voids)
 Garage = 23.5 sq m / 253 sq ft
 Total = 217.1 sq m / 2337 sq ft
 Including Limited Use Area (10.7 sq m / 115 sq ft)
 For identification only. Not to scale.
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Ground Floor
 Area = 75.3 sq m / 810 sq ft
 (Limited Use Area = 1.2 sq m / 13 sq ft)



First Floor
 Area = 87.3 sq m / 940 sq ft - Includes Void
 (Limited Use Area = 2.4 sq m / 26 sq ft)



Second Floor
 Area = 31.0 sq m / 334 sq ft (Including Mezzanine)
 (Limited Use Area = 7.1 sq m / 76 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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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