



SPACIOUS, VERSATILE & BEAUTIFULLY PRESENTED ACCOMMODATION OVER 3 FLOORS

14 FAWNS KEEP, WILMSLOW,
CHESHIRE SK9 2BQ

Leasehold

savills

OFFERING INCREDIBLY SPACIOUS, VERSATILE AND BEAUTIFULLY PRESENTED ACCOMMODATION OVER 3 FLOORS

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2BQ

Leasehold

5 bedrooms ♦ breakfast kitchen ♦ 4 reception rooms ♦ 1 family bathroom & 2 en suites ♦ fitted utility ♦ integral garage ♦ over 3,100 sq ft over 3 floors ♦ views over Bollin Valley ♦ EPC rating = D

Situation

Wilmslow town centre: 1.2 miles, Wilmslow train station: 1.1 miles (17 minute walk), Alderley Edge: 2.7 miles, Handforth Dean: 3.4 miles, Manchester airport: 5.4 miles, Manchester city centre: 14 miles.

Fawns Keep forms part of the favoured area of Wilmslow Park which lies within the Bollin Valley and provides the delights of countryside living on the doorstep with the convenience of accessibility to Wilmslow town centre and train station which are within walking distance.

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 a wide choice of schooling with popular local state and private schools within easy striking distance. Wilmslow High School is 1.3 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 around 6 miles away. Wilmslow station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

Description

With commanding views over the Bollin Valley, this 5 bedroom home offers incredibly spacious and versatile accommodation extending to over 3,100 Sq Ft in total over 3 floors. The front façade belies the sheer size of this property and its stunning setting to the rear; a viewing is therefore essential to truly appreciate all this exceptional family home has to offer. The current owners have upgraded and reconfigured the property in recent years using carefully selected materials, fixtures and fittings resulting in a stylish home well suited to modern family living.

To the ground floor the spacious entrance hall provides a welcoming first impression and benefits from fitted cloaks storage. Off the hall doors link the integral garage and the main living accommodation. The impressive split level open plan living/dining room features a vaulted ceiling, contemporary glass balustrades with oak handrails, a living flame gas fire and floor to ceiling windows providing elevated views towards the Bollin River to the rear. Off the dining area is a high quality kitchen with fitted shaker style units and contrasting granite work surfaces incorporating a peninsula for informal dining.



There is a comprehensive range of Neff appliances including electric oven, combination microwave/oven/grill, integrated dishwasher, 5 ring gas hob with extractor over and a fridge. Completing the accommodation on this floor is a cloakroom with w.c. and a double bedroom with contemporary wet room en suite shower facilities. To the floor below there are three well-proportioned bedrooms, a family bathroom with 3 piece suite and shower over bath and a spacious 'L' shaped reception room currently used as a family room. The floor below is incredibly versatile and offers the option for part of it to be used as self-contained living accommodation if required. There is generously proportioned living room with French doors which open into the tremendous conservatory spanning the entire width of the property. Also on this floor there is a double bedroom with en suite shower room facilities, a gym which could alternatively utilised as a cinema room and a utility room which has been fitted out as a kitchenette. This benefits from a door to the outside providing the option of alternative pedestrian access.

To the rear of the property the 150 Ft rear gardens feature an extensive Indian stone paved patio area which provides the ideal space for outdoor entertaining adjoining the conservatory French doors. A stone path meanders through the gardens down towards the Bollin River which provides the most stunning backdrop.

To the front of the property a block paved driveway offers ample off road parking alongside the low maintenance slate gardens whilst allowing access to the integral garage with electric roller shutter door.

Tenure:

999 years from 12 July 1967

Viewing:

Strictly by appointment with Savills



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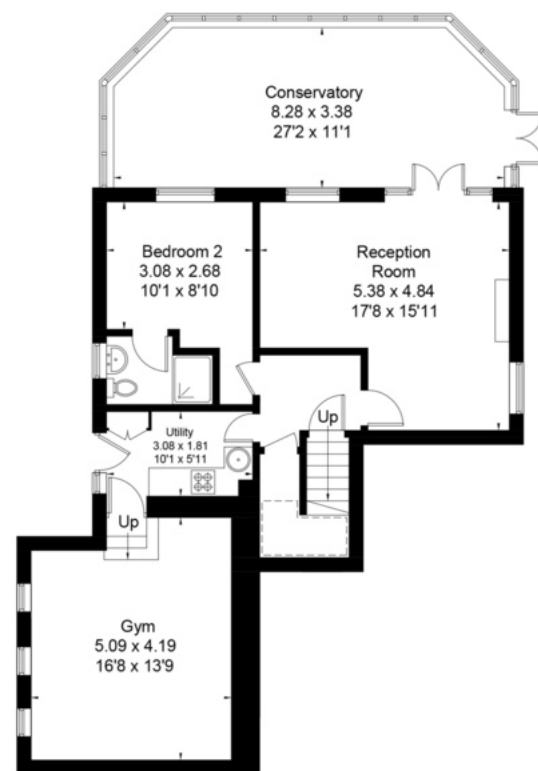
Gross Internal Area (approx) = 271.6 sq m / 2923 sq ft

Garage = 19.6 sq m / 211 sq ft

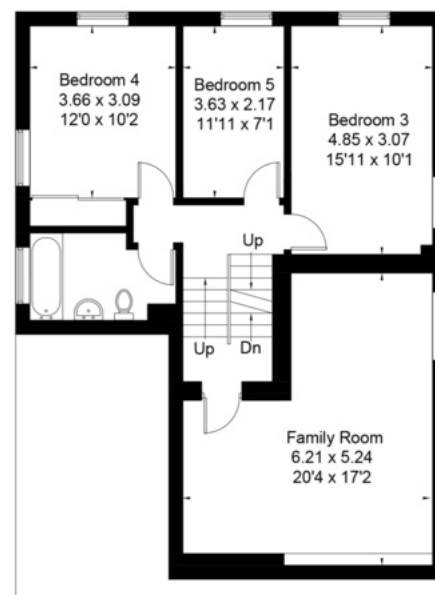
Total = 291.2 sq m / 3134 sq ft

For identification only. Not to scale.

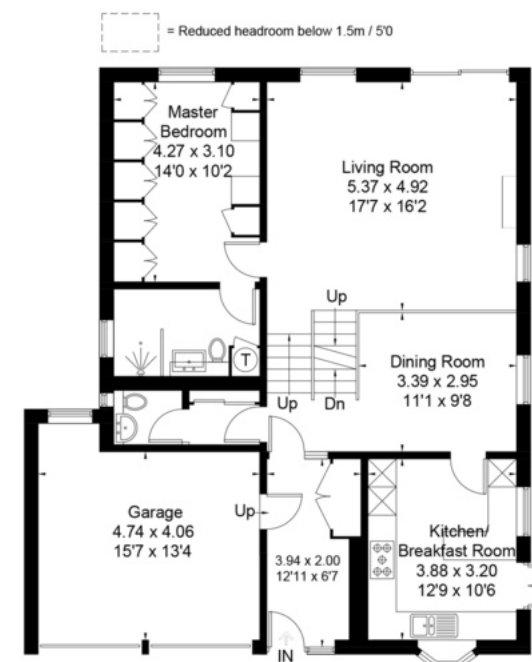
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Lower Ground Floor 2



Lower Ground Floor 1



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		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Savills Wilmslow

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