



Captivatingly attractive family home in about 0.55 acre

**Mottram Cottage, Hollies Lane, Wilmslow, Cheshire SK9 2BW**

Freehold





Five double bedrooms • Five en suite bathrooms • Four reception rooms • Living dining kitchen • Utility/boot room • Cloakroom and WC • Double car port • Stunning gardens to over 0.55 acres. EPC Band E

#### Local information

Mottram Cottage stands within about 0.55 acre of delightful south facing gardens behind beautiful bespoke oak gates and dry stone walls on this exclusive cul de sac off Adlington Road. Well placed for access to both Wilmslow, Alderley Edge and the A34, this superb home exudes character and style in equal measure.

Wilmslow and Alderley Edge offer a full range of leisure, educational and recreational facilities with sports clubs, good schools in the private and state sectors, a plethora of golf courses and a full range of restaurants, bistros and cafes.

The railway station in Wilmslow is 1.5 miles distant and places London Euston 1hr 52mins away and Manchester Airport is a 15 minute drive away. The city centre is about 13.5 miles away via the A34. There are superb walks along the Bollin valley with access from the end of Hollies Lane and the Peak District National Park is only a few miles away for those who enjoy outdoor pursuits.

#### About this property

One of the prettiest houses we have offered for some time, Mottram Cottage is beautifully presented and updated to create a home as suited to entertaining as providing a fantastic family home.

The fusion of contemporary living space and period character, light and airy rooms create a home with nearly 4000 Sq ft of well-planned accommodation

which takes full advantage of the south facing aspect over the beautiful gardens.

Natural limestone flooring extends through much of the ground floor and the recently fitted bathrooms, the windows are superb double glazed units in a traditional style and there are period panelled or cottage doors throughout.

The pretty covered entrance opens into a spacious hallway with a double opening to the dining room with an impressive period fireplace. A cloakroom and WC lie off the hall with a Fired Earth suite and boiler room.

The living dining kitchen extends to the full depth of the property and has been bespoke fitted with painted cupboards by Johnson and Johnson. Integrated appliances include twin Fisher & Paykel dishwashers, Zona American style fridge/freezer, Maytag range cooker in stainless steel, AEG coffee maker and microwave. Twin inset sinks and a prep sink inset in the island.

There are granite tops throughout and these extend into the adjoining utility/boot room with a stable door to the covered wheelie bin store area and double car port. The dining area of the kitchen extends into the family sitting area with two sets of French doors opening onto a gravel breakfast terrace. A second staircase leads off to the first floor and a door leads to the dining room.







There are four reception rooms which include a superb dual-aspect drawing room with an Adam style fireplace and a gas point, cast iron radiators and a strapped ceiling feature. The family sitting room overlooks the gardens at the rear and is a delightful room with a working Chesney style fireplace, a door from the dining room and a door opening to the charming covered veranda, perfect for al fresco dining in the summer months. The main staircase leads off this room. The study/garden room is beautifully light with a dual-aspect and has a French door to a loggia with superb garden views.

The first floor landing has a Velux window for lots of natural light and leads through to the master bedroom suite with a Victorian fireplace and two windows overlooking the gardens. The en suite bathroom is extremely generous and includes a free-standing bath with views over the gardens and there is a separate walk in shower.

There are two further bedrooms off this landing, including a guest suite with a dual-aspect and an en suite bathroom with an over bath shower and contemporary suite. The other bedroom has previously served as a dressing room and again features an en suite shower room with a modern suite.

The second landing area has two further double bedroom suites, both of which overlook the south facing gardens. One has an en suite bathroom with an

over bath shower and the other an en suite shower room.

The gardens are the perfect frame for this exquisite home, extending to about 0.55 acre they include a lovely dry stone wall to the gated entrance with a bespoke oak electric gate and matching pedestrian gate. Willow fencing forms the boundaries to the east and west. The carriage style gravel driveway sweeps around a lawn with a specimen Yew tree and leads to the double car port. A gated side entrance opens to the beautiful lawned rear gardens with a magnificent Magnolia, a large Beech tree and a Scots Pine. Well stocked herbaceous borders and mature shrubs feature throughout and provide considerable privacy. Gravel pathways meander through the gardens and there are covered and open terrace areas for dining or entertaining.

#### **Tenure**

Freehold

#### **Local Authority**

Cheshire East

#### **Viewing**

Strictly by appointment with Savills













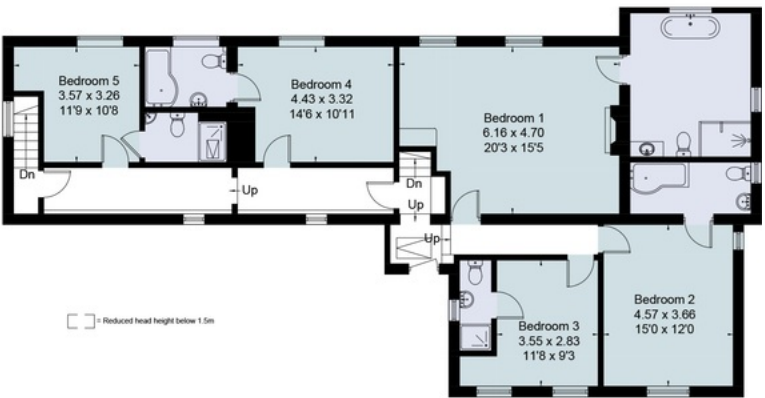
**Mottram Cottage, Hollies Lane, Wilmslow, Cheshire SK9 2BW**  
**Gross internal area (approx)** 346.6 sq m / 3731 sq ft  
**Garage** 27.99 sq m / 301 sq ft  
**Total** 374.59 sq m / 4032 sq ft

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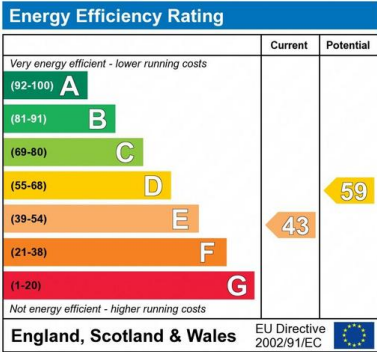


First Floor

Ground Floor

For identification only. Not to scale.  
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