



Contemporary Pownall Park 4/5 bedroom family home

58 Kings Road, Wilmslow, Cheshire, SK9 5PW

Freehold

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Five bedrooms • Four bathrooms • Two reception rooms • Open plan living/dining/kitchen • Cinema room & Gym • Integral garage • Gardens & decked terrace • Gated off road parking

Local information

Situated 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. Open countryside is only moments away; The Carrs Park offers walks along the River Bollin to the National Trust owned Styal Estate.

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. Pownall Hall School is 0.6 miles away, Gorsey Bank Primary School is 0.4 miles away and Wilmslow High School is 1.5 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 3.8 miles away. Wilmslow train station is 1.2 miles away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

This bespoke built contemporary property has a tremendously high specification including an intelligent home system with

Audio Visual and lighting systems, Neff and Miele integrated appliances and top notch Duravit sanitary ware in the well-appointed bathrooms.

The ambiance of the house is modern and stylish with oak doors and floors, Travertine marble floors and integrated speakers to ceilings in many rooms. Complete with a cinema room, gym, steam room and extensive accommodation arranged over four floors. The main reception room opens to the gardens with bi-fold doors, and the living kitchen, the heart of the house, has a sunny west facing balcony for al-fresco dining whilst enjoying the rural views to the rear. There are concrete floors for good sound insulation and under floor heating to the ground and lower ground floors as well as the bathrooms. The garage door and gates to the driveway are automated. Outside lighting and heated terrace areas are further features which will make life in this house a pleasure.

The oak front door opens to a light reception hall with a well-appointed study to the right and a cloakroom with a WC and a boot room to the left. Double doors open to the full width living kitchen with French doors to a Juliet balcony and the entertaining deck with heating and composite decking. The Silestone surfaces, walnut trimmed contemporary units, quality integrated appliances and under floor heating combine to make this open plan kitchen the



heart of the house.

There are two staircases leading to the lower ground floor, one from the kitchen leading into the full width living room with a corner contemporary fireplace and bi-fold doors to the rear gardens and heated terrace. Double doors lead through to the cinema room with its projector and 110" fitted screen and this leads to the second staircase from the hall. The gym, utility room and steam/shower room with a w.c. complete the lower ground floor.

On the first floor there is a generously proportioned master bedroom suite with a well-appointed en-suite bathroom and a fitted dressing room which, with a door from the hall too, would easily convert to a fifth bedroom if required. The guest bedroom has an en-suite shower room and a house bathroom serves the other bedroom on this floor.

The second floor has a further double bedroom and its own shower room with a useful box/storage room off the landing. The integral garage has an automatic door and an internal door from the kitchen.

The gardens are lawned and fully enclosed whilst a useful enclosed storage area is found underneath the balcony terrace. Westerly facing, the gardens enjoy afternoon and evening sun in the summer months.

Tenure

Freehold

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 295 Sq m / 3177 Sq ft

Garage 15 Sq m / 165 Sq ft

Total 310 Sq m / 3,342 Sq ft (including limited use area 3 sq m / 32 sq ft)



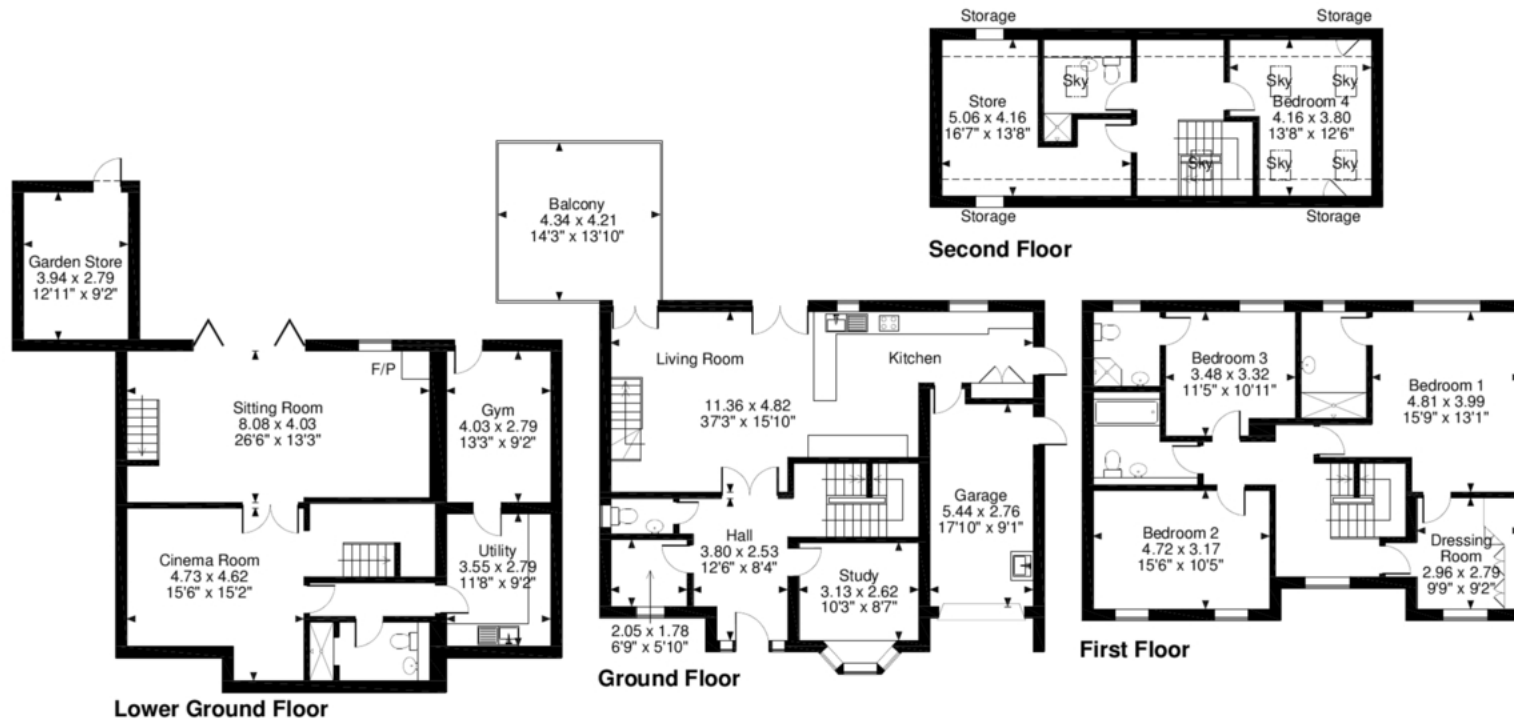
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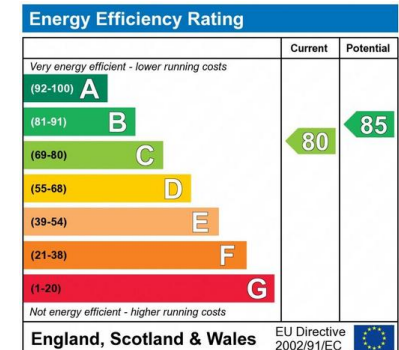
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 □ □ □ □ Denotes restricted head height



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