



Contemporary residence with countryside rear aspect

5A Harefield Drive, Wilmslow, Cheshire, SK9 1NJ

Freehold

savills

Newly constructed • Four bedrooms • Three reception rooms • Utility room • Generous plot • South easterly gardens • Integral garage • 2270 sq ft

Local information

Conveniently positioned only 0.5 miles from the town centre, there are a fantastic range of amenities nearby. St Anne's Fulshaw Primary School and Ashdene Primary School are both within 0.7 miles whilst Wilmslow High School is 0.3 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 5.4 miles away. Wilmslow train station is 0.8 miles away, connecting London Euston 1 hour 51 minutes, Manchester Piccadilly in 19 minutes and Manchester Airport in 10 minutes.

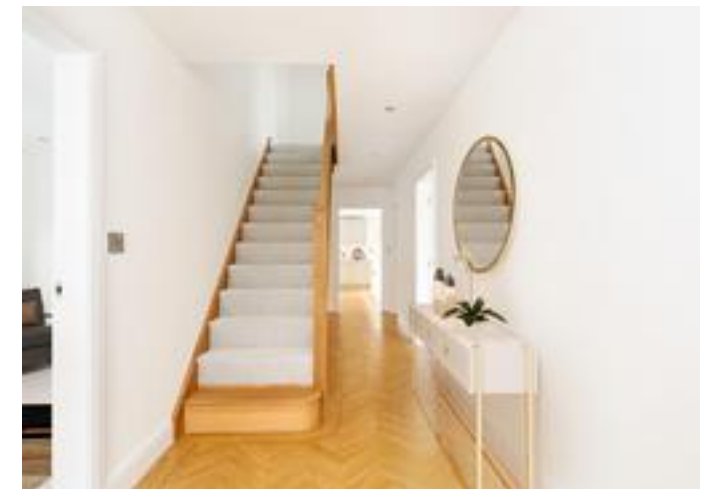
About this property

Set in an exclusive development, this stunning contemporary residence has been finished to an uncompromising standard throughout. Extending to 2270 sq ft, the property features a spectacular 91 ft rear garden and sits in prime positioning for central Wilmslow.

Approached via a Cotswold gravel driveway with block paved edging, there is extensive off road parking and access to the integral garage with an electronically operated roller shutter door. Entered through a composite door, the welcoming hallway with integrated alarm system features underfloor heating which continues throughout the ground floor. Amtico style flooring flows through the hall, open plan kitchen, cloakroom with WC and utility room. The two spacious reception rooms include an 18' 5

living room with an impressive bay window offering tremendous natural light. Along the hallway is the 27' open plan living/dining/kitchen with double doors to the patio, offering a wealth of configurations to suit individual needs. The developers have spared no expense in installing the finest British-made solid wood Aisling 'in frame' kitchen complete with Infiniti quartz worktops which are guaranteed for 15 years. The island is perfect for informal dining and the comprehensive range of Siemens appliances includes an integrated fridge and freezer, built in microwave oven, dishwasher and extractor hood, a Rangemaster Professional Deluxe dual fuel 110 range cooker, Franke white granite sink and a Quooker Flex hot tap. There is a well-equipped utility room with fitted storage, room for a washing machine and tumble dryer, exterior side access and into the 24'3 integral garage. A cloakroom with WC completes the downstairs accommodation.

To the first floor there are four generously proportioned double bedrooms, two contemporary en suite shower rooms and a modern family bathroom, all showcasing Villeroy and Boch sanitary ware and Carrara marble style tiling. Of particular note is the 18'9 principal bedroom with dressing area and views towards The Edge. Externally the property sits in a generous plot with 91 ft rear gardens mainly laid to lawn with a spacious Indian stone patio, perfect for entertaining. The gardens are bordered by mature trees and established hedging.





5A Harefield Drive, Wilmslow, Cheshire, SK9 1NJ
Gross internal area (approx) 187.8 sq m / 2021 sq ft
Outbuildings 23.1 sq m / 249 sq ft
Total 210.9 sq m / 2270 sq ft

Andrew Thorpe
 Savills Wilmslow
01625 417450
 wilmslow@savills.com



savills

savills.co.uk



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 261592

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 86 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022192 Job ID: 148109 User initials: AT - Photographs December 2020

