



# Newly constructed Victorian style townhouse

5A Chapel Lane, Wilmslow, Cheshire, SK9 5HZ

Freehold



Four bedrooms • Three bathrooms • Garage • South facing garden • EPC Rating : B

### Local information

This new build home enjoys favoured South Wilmslow positioning, conveniently situated only 0.3 miles from the town centre amenities. A good range of smaller and specialist shops on Chapel Lane are a few minutes' walk away. The area offers an excellent choice of schooling with highly regarded local state schools and a wide selection of private schools within easy striking distance. St Anne's Fulshaw Primary School is 0.2 miles away whilst Wilmslow High School is 0.5 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 4.7 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

### About this property

Forming part of a select development of just three newly constructed properties by Fairfield Homes, this exceptional home is finished to an uncompromising standard. Constructed in a Victorian style with two story bay window and gable front, the property is of architectural merit and offers the latest in modern convenience. The spacious and versatile accommodation extends to approximately 1,642 Sq ft in total over three floors.

Electrically operated gates open on to a resin bonded driveway which provides ample off road parking with an electric

car charging point whilst leading to the attached single garage. The ground floor features under-floor heating and comprises of a spacious bay fronted living room which in turn leads through to the open plan living/dining/ kitchen with aluminium bi-folding doors onto the gardens and a cloakroom with WC. The impressive open plan kitchen is fitted with contemporary shaker style units with quartz-stone work surfaces and a comprehensive range of Neff appliances including electric fan oven with grill, combination microwave oven, dishwasher, fridge/freezer and an induction hob with extractor over. To the first floor the landing leads to the beautifully appointed house bathroom with free-standing roll top bath and two well-proportioned bedrooms, the larger of which is served by a contemporary en suite shower room. To the second floor are bedrooms three and four along with another high specification shower room.

Externally to the rear the fully enclosed south facing gardens enjoy a high degree of privacy and are mainly laid to lawn. An Indian stone patio area adjoining the kitchen bi-folding windows provides the ideal spot for outdoor entertaining.

### Tenure

Freehold

EPC rating = B

### Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1,499 sq ft / 139.3 sq m. Garage 143 sq ft / 13.3 sq m

Total 1,642 sq ft / 152.6 sq m (including limited use area 168 sq ft / 15.6 sq m)



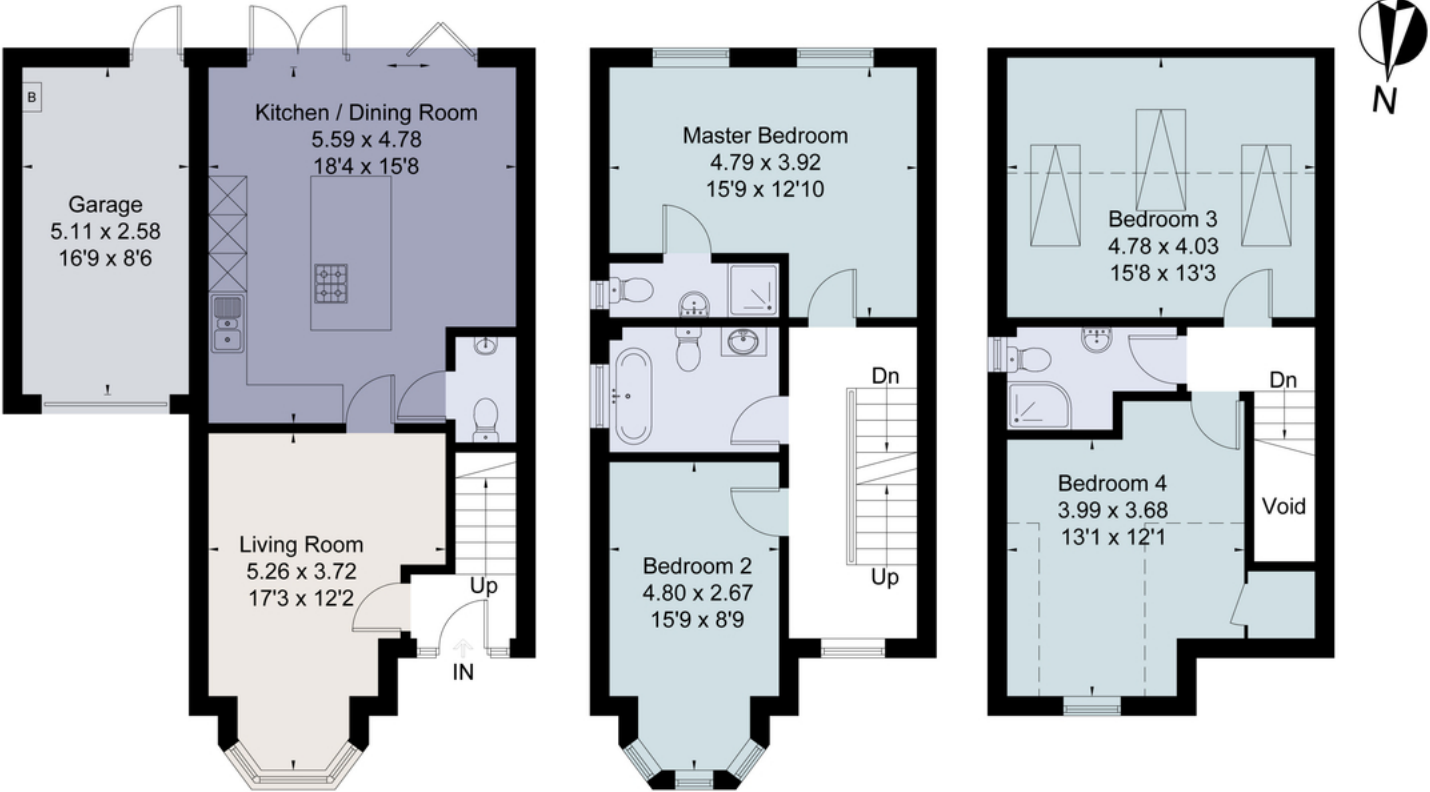
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savills.co.uk

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[ ] = Reduced head height below 1.5m



Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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