



Imposing 3,400 Sq ft family home within 0.26 acres

Silver Birches, 45a Handforth Road, Wilmslow Cheshire, SK9 2LX

Freehold





Four bedrooms • Two bathrooms • Three formal reception rooms • Open plan dining kitchen • Fitted utility room • 22' Games/cinema room • Integral double garage • Extensive off road parking

#### Local information

Situated in a convenient and popular location the property is situated under 2 miles from the town centre amenities including Waitrose, the mainline train station and The Carrs park. The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools nearby. Wilmslow High School is 2 miles away.

The property is well placed for easy access to the A34 and M56 for commuters to Manchester and the North West commercial centres. Manchester Airport lies less than 4 miles away and can be reached in 10 minutes by car via the A555. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

#### About this property

Individually architect designed and constructed to an uncompromising standard in 1975, Silver Birches is an impressive family home. Set within a superb 0.26 acre plot and extending to over 3,400 Sq ft, this generously proportioned and well-presented home represents tremendous value for money. The property offers a versatile layout with great opportunity for remodeling and extension if required (subject to the relevant consents).

Standing in an elevated position behind electrically operated gates, the property is approached along a block paved driveway providing extensive parking and leading to the

integral double garage. Entered via an enclosed porch, the spacious entrance hall features part paneled walls and limestone flooring. There are three formal reception rooms to the ground floor; a living room and family room, both of which feature French doors onto the rear gardens, and a dining room with pocket doors allowing for a more open plan layout when desired. An open plan dining kitchen with central island and Corian work surfaces features a Gaggenau electric oven and gas hob with extractor above whilst there is space for a dishwasher and American style fridge/freezer.

The lower ground floor there is a 22' games/cinema room, fitted utility room, cloakroom/WC, shower, sauna and store room. This floor is an incredibly versatile space which would suit a variety of uses such as ancillary accommodation if required.

To the first floor there is a galleried landing which leads to four double bedrooms, all of which all feature fitted wardrobes, along with a beautifully appointed family bathroom with twin wash hand basins, separate shower and bath. The master bedroom is served by a modern en suite shower room.

Externally to the rear there are extensive westerly facing lawned gardens which enjoy a high degree of privacy, defined by established hedging and mature trees. A York stone patio provides the ideal space for outdoor entertaining.







**Silver Birches, 45a Handforth Road, Wilmslow Cheshire, SK9 2LX**  
**Gross internal area (approx)** 276.1 sq m / 2972 sq ft (excluding void)  
**Outbuildings** Garage/Store: 42.9 sq m / 462 sq ft  
**Total** 319 sq m / 3434 sq ft (including limited use area 4 sqm / 43 sq ft)

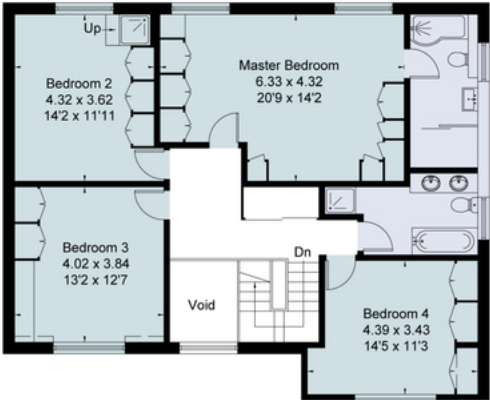
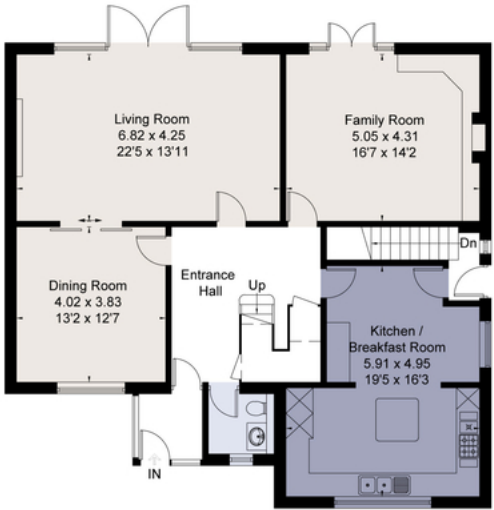


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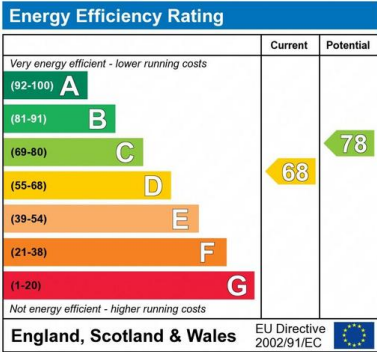
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