



## Conservation Area Victorian 4 bedroom home

10 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DD

Freehold

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Four bedrooms • Three bathrooms • Kitchen/Dining/  
Family room • Downstairs WC • Fitted utility room •  
Cinema room • Off road parking with charging point

#### Local information

Hawthorn Lane is situated in the heart of the leafy conservation area, only moments from the town centre amenities including train station and The Carrs Park. The area offers excellent choices of schooling. Gorsey Bank Primary School, Pownall Hall School and Wilmslow High School are all within a 0.7 mile walk. 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 less than 5 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

This timelessly attractive Victorian semi-detached home offering spacious and beautifully appointed accommodation over four floors. The property has been sympathetically modernised and extended in recent years using carefully selected high quality materials. The result is a superbly versatile family home which seamlessly combines original features such as panelled doors, ceiling corning, corbels and picture rails with modern convenience. Entered via the original front door into a generously proportioned 'L' shaped entrance hall, the property makes a welcoming first impression. To the right of the hall is the spacious living room with log burning Chesney's stove and box bay window fitted with

plantation shutters. To the left is the second reception room currently set up as a family room with dual-aspect windows and Chesney log burning stove. This room is open into the split-level dining kitchen creating an impressive and particularly versatile open plan living space with bi-folding doors onto the gardens. The contemporary kitchen is arranged around a central island allowing for informal dining, appointed with black granite work surfaces. There is space for an American fridge/freezer and a comprehensive range of appliances including electric double oven, combination microwave oven, dishwasher and gas hob with extractor. The ground floor is completed by a utility room and a WC. To the lower ground floor the cellars have been converted to provide a modern shower room with WC and a cinema room which would be equally suited as a home office or bedroom. To the first floor the impressive galleried landing with vaulted ceiling leads to three well-proportioned double bedrooms and a beautifully appointed family bathroom with separate shower and bath. Worthy of particular note is the master bedroom with fitted dressing room and contemporary en suite shower room. To the second floor there is a fourth double bedroom and useful eaves storage. Externally to the front there is a gravel driveway with electric car charging point. The lawned rear gardens with timber deck enjoy a high degree of privacy.







**10 Hawthorn Lane, Wilmslow, Cheshire, SK9 5DD**  
**Gross internal area (approx)** 241.2 sq m / 2596 sq ft  
**Outbuildings** Store = 3.8 sq m / 41 sq ft  
**Total** 245 sq m / 2637 sq ft (including limited use area 19 sq m / 204 sq ft)



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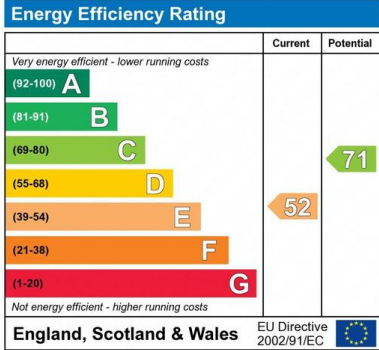
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For identification only. Not to scale.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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