



Spacious three bedroom, south Wilmslow family home

84 Gravel Lane, Wilmslow, Cheshire, SK9 6LT

Freehold

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Three bedrooms • Two reception rooms • Open plan kitchen/dining room • Extended and refurbished • Off road parking • EPC Rating : D

Local information

This period home enjoys favoured positioning in south Wilmslow, directly adjoining the recreational ground and Transition Wilmslow Food Group community garden. Whilst around 0.9 miles from the town centre and its superb range of amenities, the property enjoys a good range of smaller and specialist shops on Chapel Lane, around a 9 minute 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. Ashdene Primary School is 0.3 miles away whilst Wilmslow High School is 1 mile 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 5.8 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

Spacious, beautifully presented and situated in a prime south Wilmslow location adjoining open greenspace, this period home simply must be viewed to fully appreciate all it has to offer. The current owners have recently commissioned a program of extension and refurbishment which has been completed to a superb specification. The property now extends to almost 1,600 Sq ft and offers a flexible layout which is well suited to

modern family living.

Approached along a block paved driveway with hedging to either side, there is off road parking for two cars. Entered via an enclosed porch the spacious living room with box bay window and open fire provides a welcoming first impression. A square archway leads through to the second reception room, currently used as a play room but previously used as a formal dining room. This in turn leads through to the impressive open plan dining kitchen with floor to ceiling windows and French doors onto the rear gardens. The kitchen is fitted with a contemporary range of handleless units with Corian work surfaces and breakfast bar peninsula. There is a comprehensive range of appliances including Quooker tap, Siemens electric fan oven with grill, combination microwave oven, dishwasher, induction hob with extractor and space for an American style fridge/freezer. To the first floor the landing leads to two well-proportioned bedrooms and a stunning family bathroom which has been recently refitted to include underfloor heating, shower enclosure and separate bath. To the second floor is a third double bedroom with bespoke fitted storage and access to eaves storage.

Externally there are tremendous 150 ft gardens which are mainly laid to lawn and defined by established hedging to either side. A flagstone patio adjoining the kitchen French door provides the ideal space for outdoor entertaining.





84 Gravel Lane, Wilmslow, Cheshire, SK9 6LT Total 1,597 sq ft / 148.4 sq m
(including limited use area 184 sq ft / 17.1 sq m)

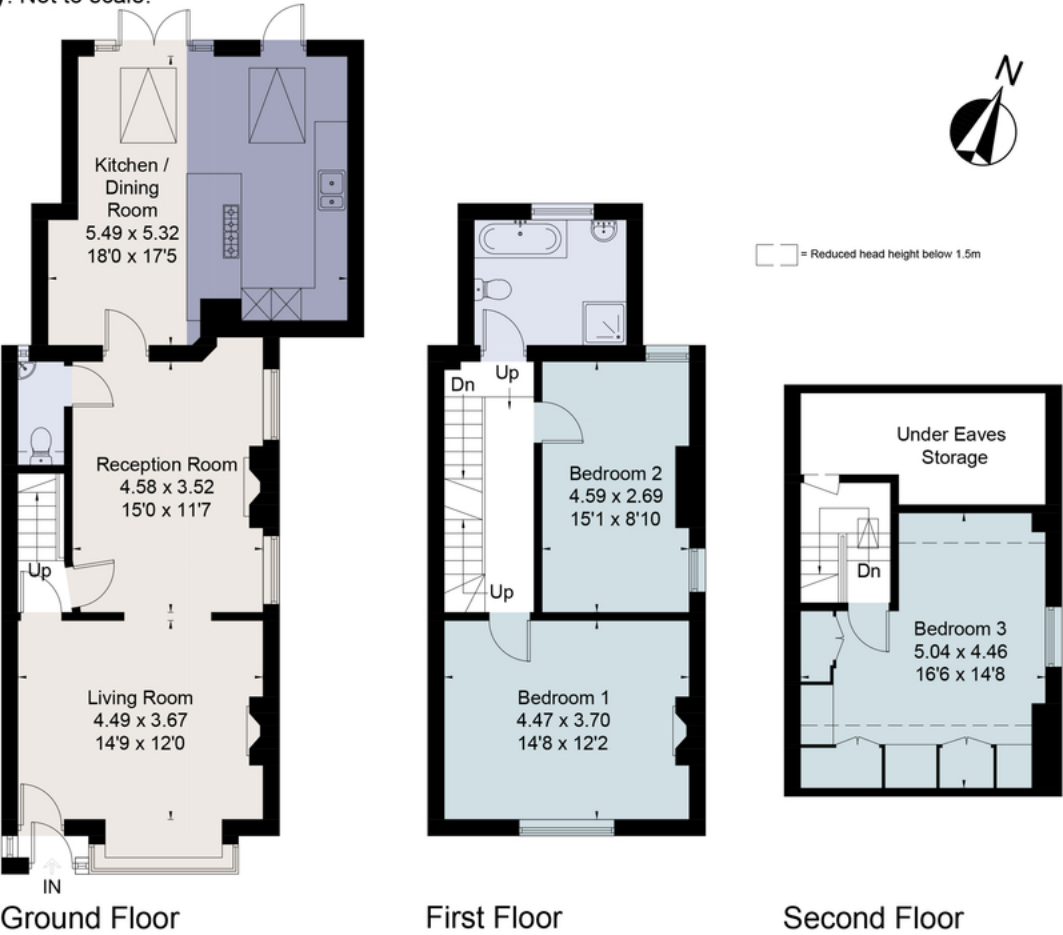


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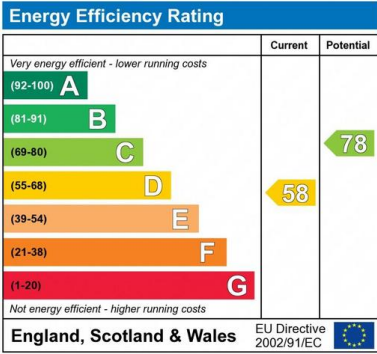
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