



Beautifully upgraded and well-presented family home

112 Knutsford Road, Wilmslow, Cheshire, SK9 6JH

Freehold



4 Bedrooms 2 bathrooms • Living Dining Kitchen • 3 reception rooms • Two garages • Landscaped yet manageable gardens • Recently upgraded and extended

Local Information

Enjoying prime south Wilmslow positioning on this much sought after tree lined road, this superb family home is conveniently located 0.7 miles from the town centre amenities. Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-15 minute drive.

The area offers an excellent range of schooling with highly regarded local state schools and a wide choice of private schools within easy striking distance. Ashdene Primary School is 0.1 miles away and Wilmslow High School is 0.9 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 5.3 miles away. Wilmslow train station is 1.2 miles away and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

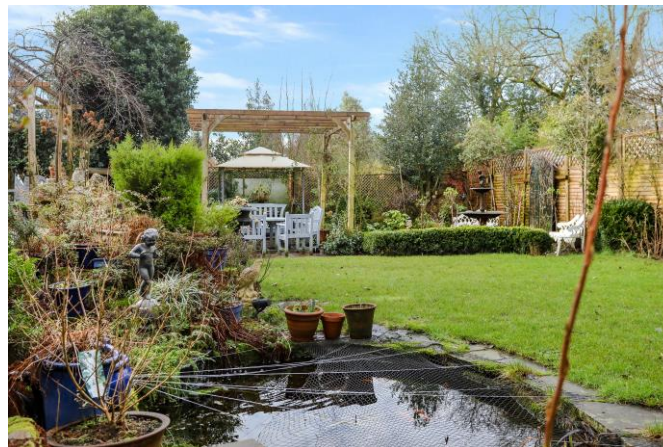
The Hollies has an impressive rendered façade and stands within landscaped gardens in a prime corner location with a carriage driveway. Recently upgraded and extended the house offers plenty of family accommodation centered around a huge living dining kitchen with

patio doors opening to the rear gardens.

A contemporary front door opens to a hall with oak flooring and a traditional staircase. A cloakroom with W.C. and cloaks cupboard lie off. A home office with library shelving and two work-stations lies off to the right. The family room is on the left, has oak floors, an ornamental fireplace and a bay window to the front. The living dining kitchen has granite surfaces, a peninsula breakfast bar, range cooker and integrated appliances. A huge lantern roof creates amazing natural light and patio doors open to the rear. The Oak flooring extends throughout and continues into the dual aspect lounge which opens off the kitchen area and has a door from the main hall, patio doors to the rear terrace and a stone style fireplace with a marble hearth.

A side hall has been recently created and includes a boot room with a tiled floor, a utility room with granite surfaces and a French door to the rear gardens and butler's pantry also with granite surfaces.

The landing has been opened up to create a gym or study area and there are four double bedrooms all with fitted wardrobes and two with dual aspects. The principal bedroom has full width fitted wardrobes and double patio doors opening to a balcony.





The en suite has a spa bath and a separate shower, W.C. and wash stand. The house bathroom serves the remaining bedrooms and includes a paneled bath with an over bath shower, glass shower panel and a W.C. and wall mounted wash hand basin.

The gardens are manageable and attractively landscaped to include a lawn area, specimen trees, terracing and an alfresco entertaining area. The driveway to the front is graveled and is in the carriage style with two entrances and a drive-through facility.

There are two garages alongside and potential to extend the first floor above these for which planning permission has been achieved. See planning application number 20/2937M on the Cheshire East Planning site for further details.

Tenure

Freehold

Local Authority

Cheshire East

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wilmslow Office.
Telephone: +44 (0) 1625 417 450.





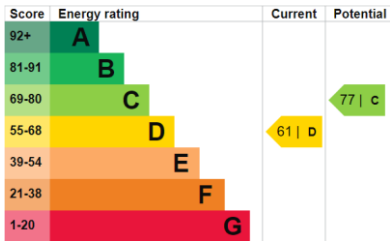
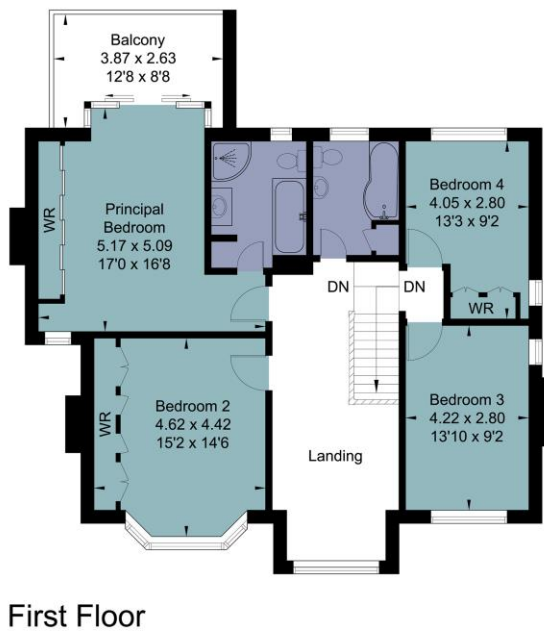




112 Knutsford Road, Wilmslow, Cheshire, SK9
Gross Internal Area 2722.19 sq ft, 252.90 m²
Garage 339.81 sq ft, 31.57 m²
Total 3062.01 sq ft, 284.47 m²

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