



Characterful 1930's family home in south facing plot

89 Knutsford Road, Wilmslow, Cheshire, SK9 6JH

Freehold

savills

Five bedrooms • Three reception rooms • Kitchen/
Dining Room • Two bathrooms • Downstairs WC •
Utility • Garage

Local information

Enjoying prime south Wilmslow positioning this superb family home is conveniently located 1.1 miles from the town centre amenities. The area offers an excellent range of schooling with highly regarded local state schools and a wide choice of private schools nearby. Ashdene Primary School is 0.4 miles away and Wilmslow High School is 1.1 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 7 miles away. Wilmslow train station is 1.4 miles away and offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport.

About this property

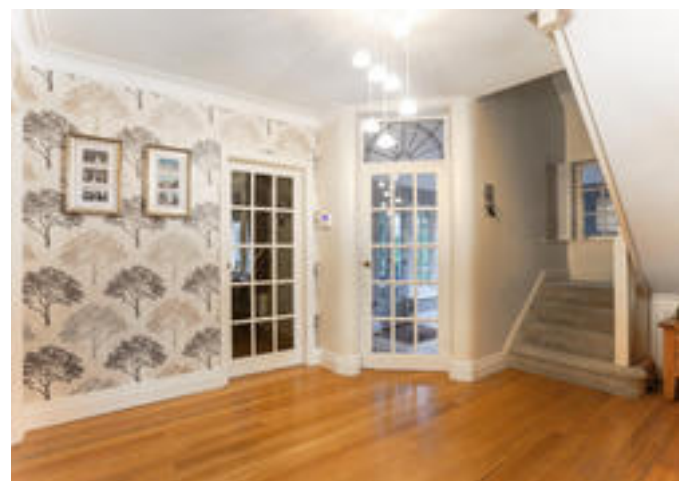
This handsome 1930's detached residence is set in an enviable and generous south facing corner plot. The property extends to over 2,480 sq ft in total, enjoying favoured positioning and a high degree of privacy to the front and rear. The owners have spared no expense in upgrading the property which has included the installation of 'Residence 9' flush casement windows. Approached via a landscaped gravel driveway, there is extensive off road parking, car port and access to the attached single garage. The spacious and stylishly appointed accommodation is entered through a modern composite door into a particularly spacious entrance vestibule with solid oak

flooring which continues throughout the ground floor; tremendous light from the dual aspect windows makes a welcoming first impression.

Off to the right is a generously proportioned hallway which in turn leads into an impressive 15'4 triple aspect sitting room featuring an exposed brickwork inglenook fireplace with Chesneys log burning stove. The 21'4 kitchen/dining room features a painted shaker style kitchen with oak wood block work surfaces arranged around a central island which is perfect for informal dining. There is a Belfast sink, integrated Bosch dishwasher, wine coolers and space for a Rangemaster range oven. A half-crescent window offers delightful garden views whilst off to the right is a well-equipped utility room with fitted units, space for an American style fridge/freezer, washing machine and dryer and outdoor access. There are two further reception rooms; a family room with log burner and a formal dining room. Both rooms feature sliding doors onto the gardens. A cloakroom with WC completes the ground floor accommodation.

To the first floor, the spacious galleried landing leads to five generously proportioned bedrooms and a family bathroom with travertine tiling, separate shower and bath. The 15'3 dual aspect principal bedroom features fitted wardrobes and a contemporary en suite shower room. Externally there is spacious timber decking, mainly lawned gardens, well stocked borders and mature trees.





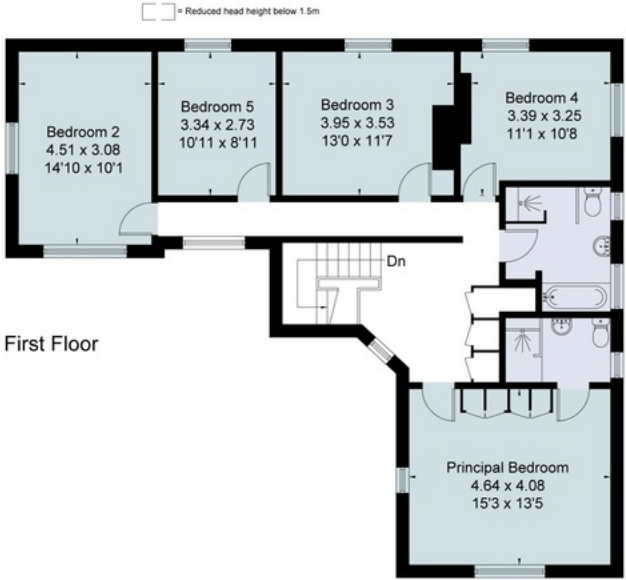
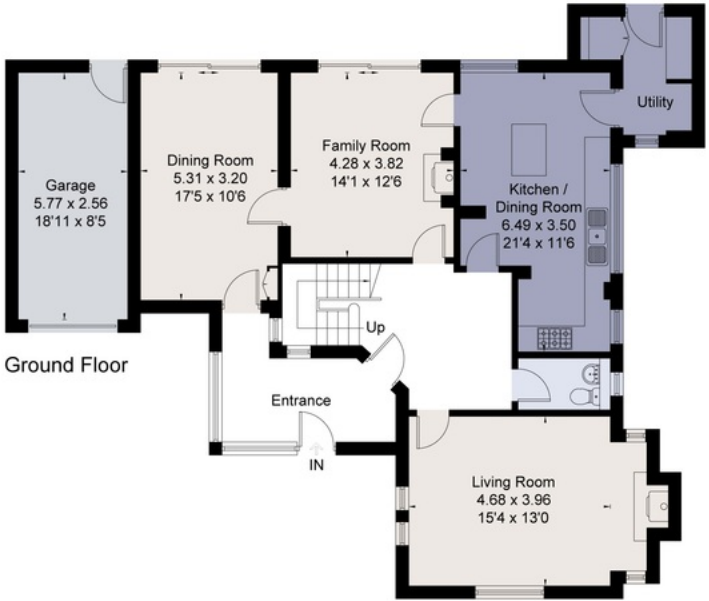
89 Knutsford Road, Wilmslow, Cheshire, SK9 6JH
Gross internal area (approx) 216 sq m / 2325 sq ft
Outbuildings Garage = 14.7 sq m / 158 sq ft
Total 230.7 sq m / 2483 sq ft



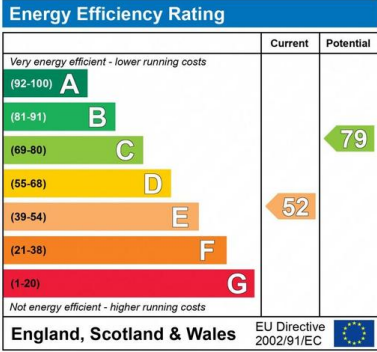
savills

savills.co.uk

Andrew Thorpe
Savills Wilmslow
01625 417450
wilmslow@savills.com



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 270301



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022161 Job ID: 148060 User initials: AT - Photographs December 2020

