



Contemporary three bedroom, 1,668 sq ft Penthouse

15 Hawthorn Green, Kennerleys Lane, Wilmslow, Cheshire, SK9 5EQ

Leasehold



Three bedrooms • Two bathrooms • Penthouse • 30' open plan living space • Lift • Secure parking • Gated development with visitors parking

Local information

Hawthorn Green is situated in the heart of Wilmslow on the fringe of the conservation area, only a couple of minutes walk from the town centre amenities on Water Lane and The Carrs Park.

Larger shopping and recreational facilities such as Marks & Spencer, John Lewis, golf clubs and fitness centres are within a 10-minute drive.

The area offers an excellent selection of schools with highly regarded local state schools and a wide choice of private schools. Wilmslow High School is 0.7 miles.

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 miles away. Wilmslow train station is 0.5 miles and offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

About this property

This exceptional penthouse apartment offers generously proportioned and luxuriously appointed living accommodation over two floors. Extending to around 1,668 Sq Ft, the property represents excellent value and a rare opportunity to acquire such a beautifully presented, centrally positioned penthouse apartment. The development offers secure gated residents parking, ample visitors parking and lift access.

This particular apartment is the largest design within the development, situated on the third and fourth floors allowing

for elevated views over trees, roof tops and toward the hills beyond. The property benefits from entrances on both floors; the sleeping accommodation is situated on the lower floor and the living accommodation on the upper floor, connected internally by a walnut finished staircase. The upper floor open plan living/dining room is incredibly impressive with a high vaulted ceiling, gable window and exquisite American Walnut flooring. Off this room is the contemporary fitted kitchen with skylight windows, high gloss units and contrasting work surfaces. The kitchen is appointed with a Neff electric oven with matching Neff gas hob and extractor. In addition there is an integrated dishwasher and space for a washing machine, dryer and fridge/freezer. The upper floor accommodation is completed by an entrance hall and a w.c.

To the lower floor the inner hall with fitted storage leads to the recently refitted contemporary bathroom with shower over bath, a single bedroom and two generously proportioned double bedrooms. The master bedroom is particularly spacious and benefits from a high specification en suite bathroom with separate shower and bath, Duravit Philippe Starck suite and Hansgrohe Axor fittings. An entrance hall with cloakroom completes the accommodation on this floor.

For those seeking a spacious high specification penthouse apartment in the heart of Wilmslow, this property should be top of your list.





15 Hawthorn Green, Kennerleys Lane, Wilmslow, Cheshire, SK9 5EQ

Gross internal area (approx) 155 sq m / 1668 sq ft

Total 155 sq m / 1668 sq ft

Andrew Thorpe

Savills Wilmslow

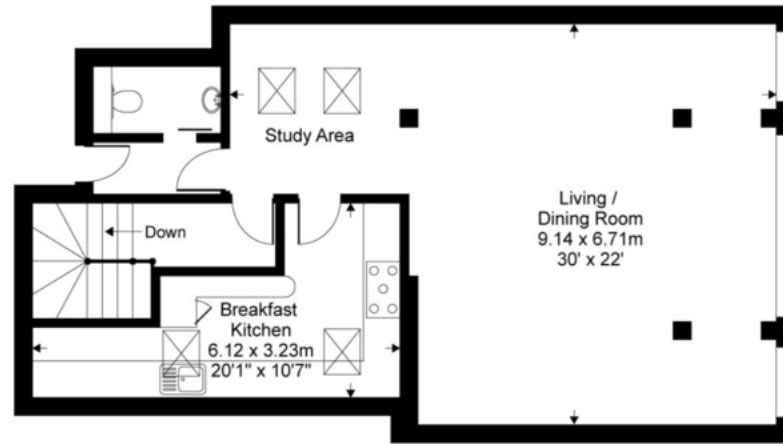
01625 417450

wilmslow@savills.com

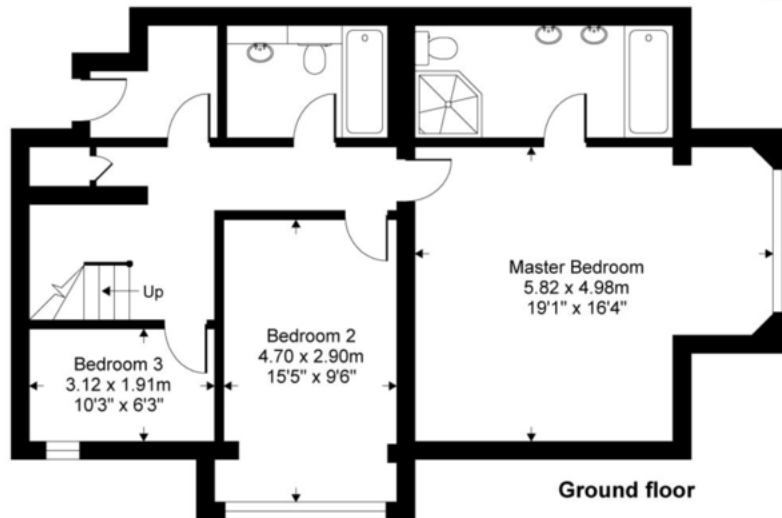


savills

savills.co.uk



First floor



Ground floor

For Identification only - Not to scale
Niche Communications



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 81 | 81 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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. 12023091 Job ID: 149461 User initials: AT - Photographs March 2021

