



Characterful family home set in an expansive plot

3 Beaufort Chase, Wilmslow, Cheshire, SK9 2BZ

Freehold



Four bedrooms • Four reception rooms • Downstairs wc
• Fitted utility room • Integrated double garage •
Extensive parking • Landscaped gardens

Local information

Set in a secluded cul-de-sac location, the property is situated 0.7 miles from Summerfields Village Centre which offers a good range of amenities including two supermarkets and a pharmacy. 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 excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Wilmslow Prep School is 2.2 miles, The Wilmslow Academy is 0.2 miles and Wilmslow High School is 2.2 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 4 miles away. Wilmslow train station is 2 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 International Airport.

About this property

Approached via a block paved driveway with established borders, there is extensive car parking, access to the attached double garage and gated side access. This imposing double fronted residence with column detailing features characterful living throughout and, subject to necessary consents, tremendous untapped potential for extension, remodelling and further improvement.

Entered via a bright and

spacious entrance vestibule and into a welcoming central carpeted hallway with decorative coving, doors open to all rooms and a balustrade staircase leads to the first floor. To the right of the hall are three reception rooms: a versatile 24'2 double aspect living room with stone fireplace and gas fire, a conservatory offering a stunning countryside aspect and a 11'2 dining room with bay window and access back into the hall. On the left of the hall is a cloakroom with WC, a south-easterly facing sitting room with bay window, and the dining kitchen. This has recently been refitted with white gloss units and a range of appliances including a Neff oven and hob with extractor over. A breakfast bar is ideal for informal dining and there are commanding views to the rear. Beyond, a generously proportioned utility features fitted units, space for a washing machine and dishwasher and provides garage and rear garden access.

To the first floor, a galleried landing leads to four generously proportioned bedrooms and a traditional style bathroom. The 15' Principal bedroom benefits from fitted wardrobes, stunning vista and en suite with bath and separate shower.

Externally, the property is set in a truly delightful plot with countryside views over open fields and is mainly laid to lawn with established borders and decorative landscaping. An Indian stone patio provides the perfect space for entertaining.





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Gross internal area (approx) 190.8 sq m / 2054 sq ft

Outbuildings Garage = 27.4 sq m / 295 sq ft

Total 218.2 sq m / 2349 sq ft Including Limited Use Area (3.5 sq m / 38 sq ft)

Andrew Thorpe

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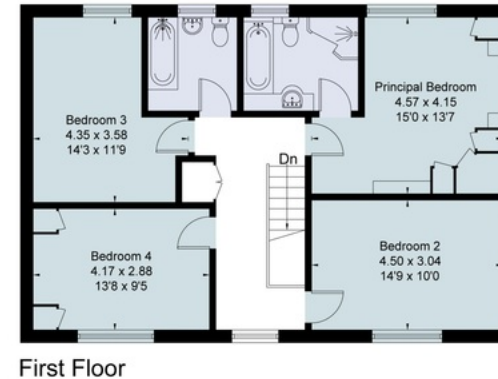
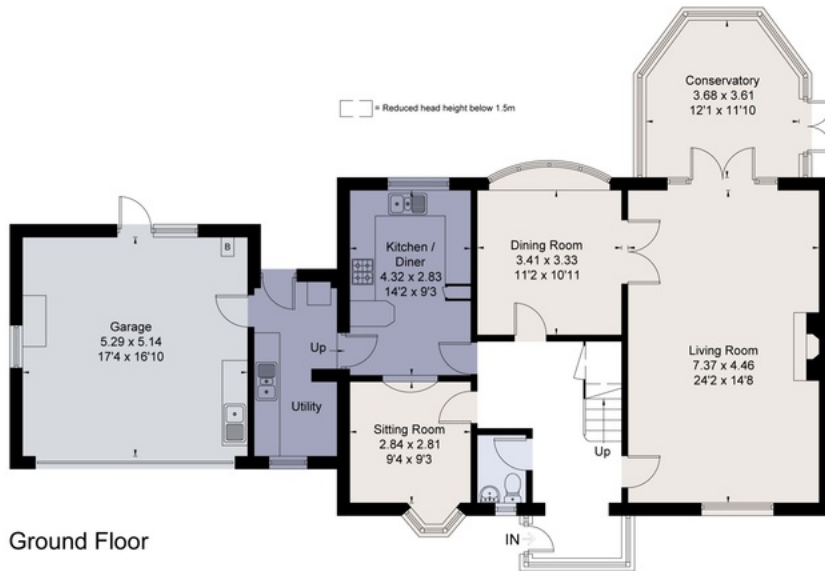
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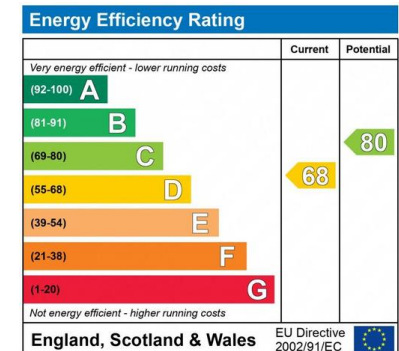


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