



Cheshire brick house in very convenient prime location

Cilgerran, Wilmslow Park South, Wilmslow, Cheshire, SK9 2AY

Freehold

savills

Four bedrooms • Two bathrooms • Four receptions & conservatory • Double garage • Private gardens • Gated driveway • Bordering the Bollin Valley • Close to town and station

Local information

Wilmslow Park South is one of the town's most sought after locations, a private road leading over the Bollin Valley and a five minute walk away from Wilmslow leisure centre and Wilmslow station with its regular and fast service to Manchester (from 19 mins) and London Euston (from 1hr 51mins).

Wilmslow High School is about 10 minutes' walk and is rated Good by Ofsted with good local primary schools and in the private sector King's School Macclesfield, Pownall Hall and Wilmslow Preparatory School are all close by.

The town is well regarded for its shopping, recreation and services. These are all only a few minutes away including specialist shops, Waitrose and Sainsbury's supermarkets and a wide variety of restaurants, bistros and bars are a walk away.

The glorious Bolin Valley is literally on the doorstep, walks along the valley to the East lead through to fantastic countryside and extend through to Mottram St Andrew and Prestbury. For those who like the outdoors there are some great cycling routes and the Peak District National Park is about 15 minutes by car. Golf courses abound in the area, livery is available and even sailing at Redesmere Lake.

About this property

Cilgerran is a delightful Cheshire brick residence dating from the early 1980's and upgraded and extended just before the turn of the century. The integration of the original double garage and creation of a new adjoining double garage provides tremendous ground floor space and potential for extension above, subject to planning approval.

The property has been well kept and upgraded with uPVC windows fascias and soffits for ease of maintenance. All mains services are connected and there is a gas fired central heating system.

An enclosed porch with a quarry tiled floor opens to a hallway with a traditional turning staircase with an under-stairs cloaks cupboard. A cloakroom with w.c. and wash hand basin lies off the hall.

To the left of the hall double doors open into the lounge with its raised marble hearth and real fire with a Baxi style grate. This impressive room opens into the adjoining sitting room and patio doors from both of these rooms open into the large double conservatory. This makes a super four season reception room which takes full advantage of the gardens accessed from double French doors.

A wonderfully fitted study stands to the right of the hall and has a work station area and a window to the front; perfect for home





working. Beyond this is the large dining room, also overlooking the front.

The kitchen is well fitted with a super range of base and wall cupboards, integrated Neff appliances and a fitted breakfast table. Those considering a large living dining kitchen should note this room adjoins the sitting room creating many possibilities. Two windows overlook the rear gardens.

A utility room lies off the kitchen and has a decent fridge/freezer area, windows to the rear and a really useful walk-in pantry/store/cloaks cupboard suitable for a multiplicity of uses. Internal access is provided to the attached double garage with its electrically controlled double width door, central heating boiler and a rear access door to the gardens.

There are four bedrooms on the first floor off the landing with a linen cupboard. The principal suite features a wonderful views up the Bollin valley during the winter season, a dressing area with fitted wardrobes and a well-appointed en suite shower room which has been recently upgraded with a new suite including a wall hung WC, a luxury shower cubicle with hand and rain showers and a wash hand basin. The guest bedroom has fitted wardrobes and furniture and lies to the front. There are two further twin bedded rooms and a house bathroom with a corner bath and an over bath shower.

The gardens are delightful and well stocked yet manageable. Lawned to the rear with well stocked raised borders and

extremely private. There are a garden store, outside lighting system and side bin store plus a cat flap to the garage. Double electric gates provides security and open to a block paved driveway with plenty of parking/turning area and extends to a secure parking area to the left hand side of the house in addition to the double garage.

Tenure

Freehold

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 203.8 sq m / 2193.68 sq ft

Outbuildings 33.07 sq m / 355.96 sq ft

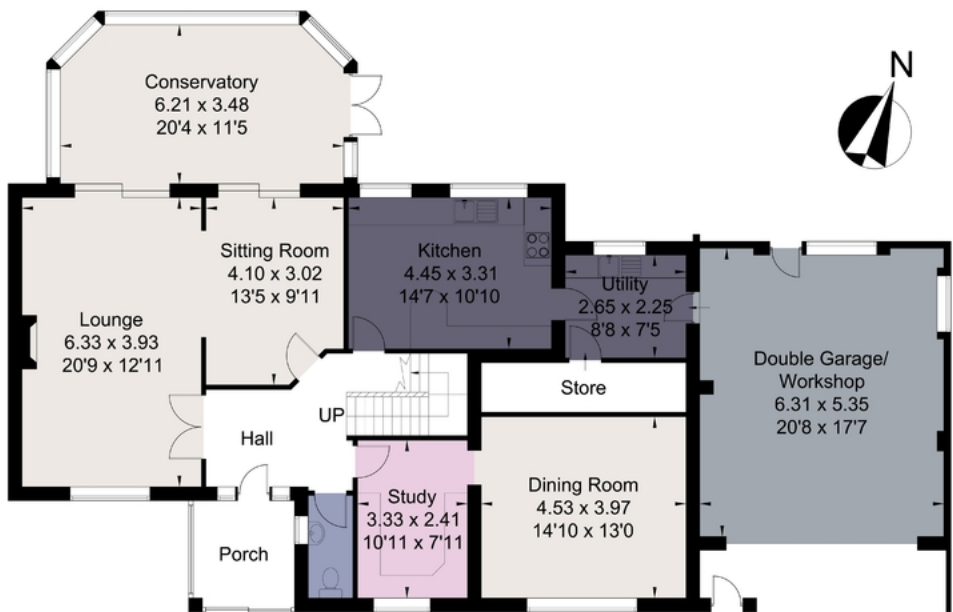
Total 236.87 sq m / 2549.64 sq ft



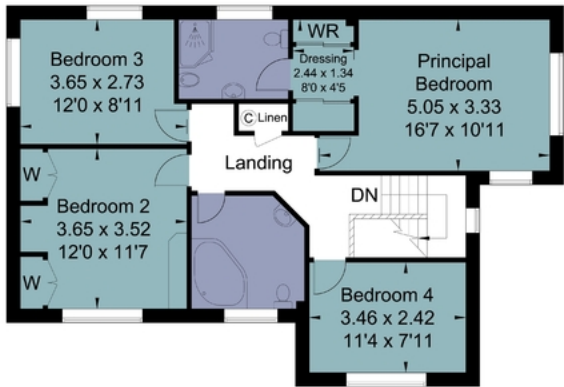
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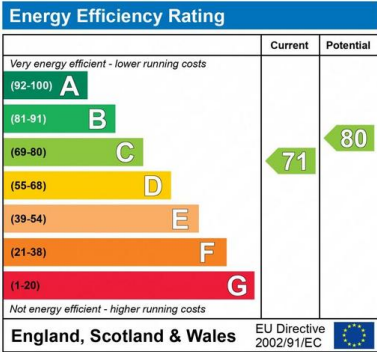


Ground Floor



First Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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