



## Charming 1920's residence set in tremendous grounds

54 Styal Road, Wilmslow, Cheshire, SK9 4AQ

Freehold

savills



Four bedrooms • Three reception rooms • 2685 sq ft • Study • Conservatory • 16'10 Living room • Garage • South easterly facing gardens

**Local information**

Set back from the road, this imposing property enjoys prime positioning across from The Carrs Country Park offering countryside walks along the Bollin River towards Quarry Bank Mill. The town centre amenities can be found just 0.7 miles away.

The area offers an excellent choice of schooling with highly regarded local state schools and a wide choice of private schools. Ofsted rated Outstanding Lacey Green Academy is 0.7 miles, Wilmslow Preparatory School is 1.2 miles and Wilmslow High School is 1.3 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 3.8 miles away. Wilmslow train station offers a 1 hour 51 minute service to London Euston and a 19 minute service to Manchester Piccadilly.

**About this property**

This attractive 1920's detached home offers an exceptional opportunity to purchase a well-proportioned family home in a highly sought-after location. Extending to over 2,600 sq ft, the property is particularly versatile and, subject to necessary consents, offers a wealth of development and remodelling opportunities.

Approached via a block paved driveway, there is extensive parking, landscaped borders with manicured hedging and access to the single garage. The double fronted gable property with

rendered façade features bay windows to all front elevations and is entered from the side via an entrance into a welcoming hallway. There are three formal reception rooms; a 13'2 bay fronted dining room, a 16'10 sitting room with a brick fireplace with electric fire and a 12'10 family room. A useful study leads through to an inner hallway with an exterior door. The traditional farmhouse kitchen with hardwood units, laminate work surfaces and a quarry tile floor lies off and features NEFF double ovens and a gas hob with extractor over. There is a fully fitted utility room with Belfast sink and exterior access and a conservatory offering views of the garden. A cloakroom with WC, under stairs storage cupboard and garage completes the ground floor accommodation.

A turning staircase leads to a split-level landing and left to four well-proportioned bedrooms and a family bathroom. The 17'1 bay fronted principal suite features fitted wardrobes and en suite with bath and shower over. To the right of the stairs is a part tiled shower room.

Externally the property sits in a handsome and generous south easterly facing plot. The gardens are particularly private, with established trees and hedging providing excellent screening. An Indian stone patio provides a pleasant entertaining area.

**Tenure**

Freehold

EPC rating = E







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Gross internal area (approx) 2,464 sq ft / 229 sq m

Outbuildings 221 sq ft / 29 sq m

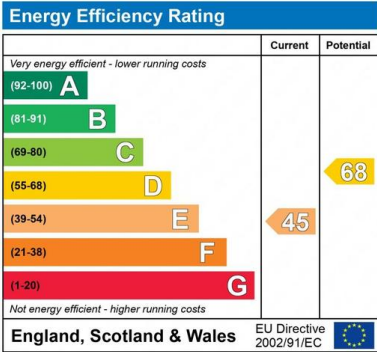
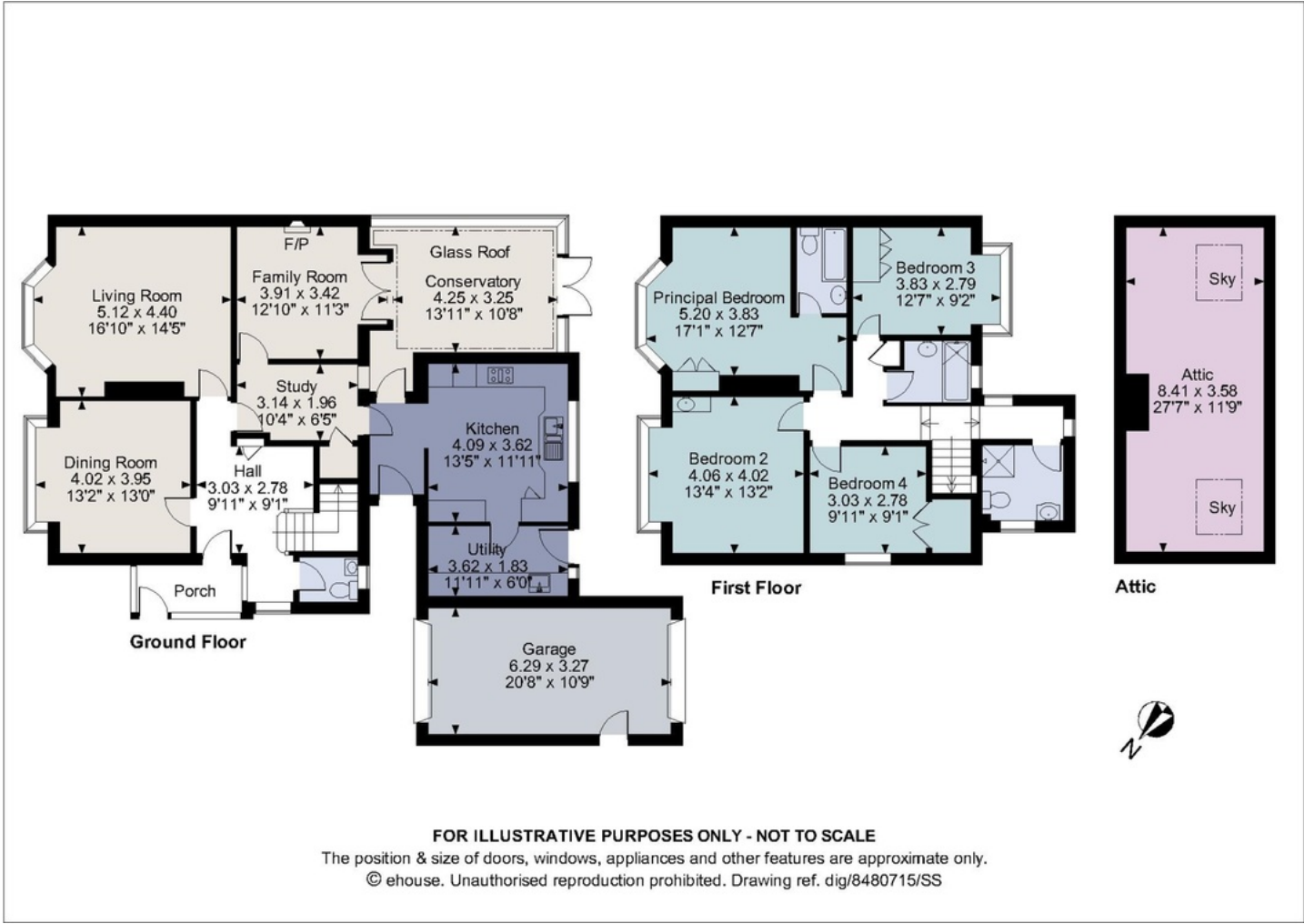
Total 2,685 sq ft / 249 sq m



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