



## Garden Cottage Browns Lane, Wilmslow, Cheshire, SK9 2BR

This beautifully extended four-bedroom, two-bathroom Edwardian semi-detached home is set in a peaceful, semi-rural location. With its high ceilings and an abundance of natural light, the property offers a welcoming and spacious atmosphere throughout.

Inside, the property offers an enclosed porch and a spacious entrance hallway with a large bow window and ample understairs storage. The generous lounge with dual-aspect windows, original wooden beam, original built-in storage, and a cosy gas fire creates a warm and inviting space. The living room, also with dual-aspect windows and French doors opening to the rear garden, brings the outside in and offers a perfect place to unwind.

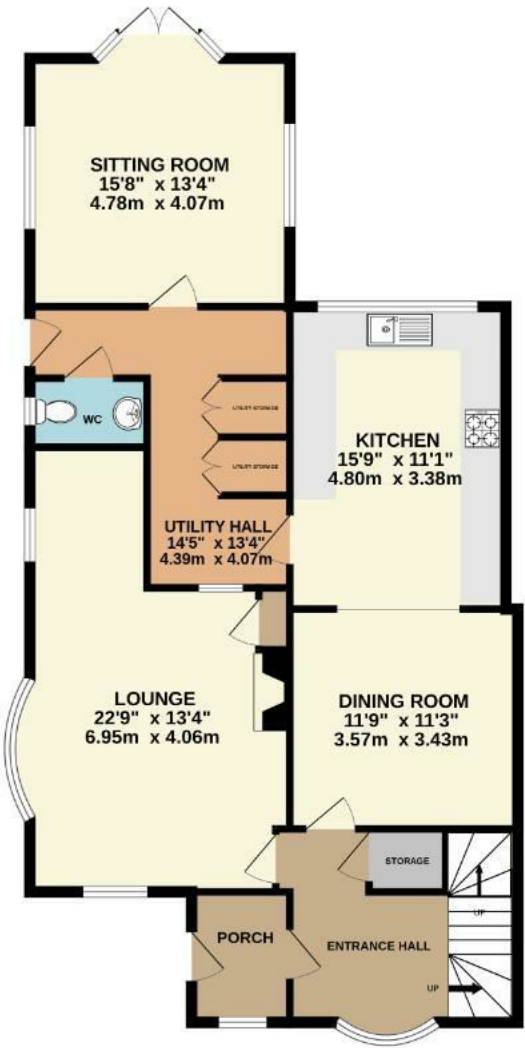
The dining kitchen is thoughtfully designed with wooden units, granite worktops, and high-quality integrated appliances, including a double fridge/freezer, Bosch ovens, Bosch dishwasher, and a Villeroy & Boch Belfast sink. The utility room/inner hall offers further storage and houses a Bosch washing machine and Worcester boiler, with additional space for a tumble dryer. Oak flooring runs throughout the kitchen/diner & utility hall.

Upstairs, a spacious landing with built in storage leads to the principle bedroom with built in wardrobes and Juliet balcony overlooking the garden. Three additional bedrooms are found

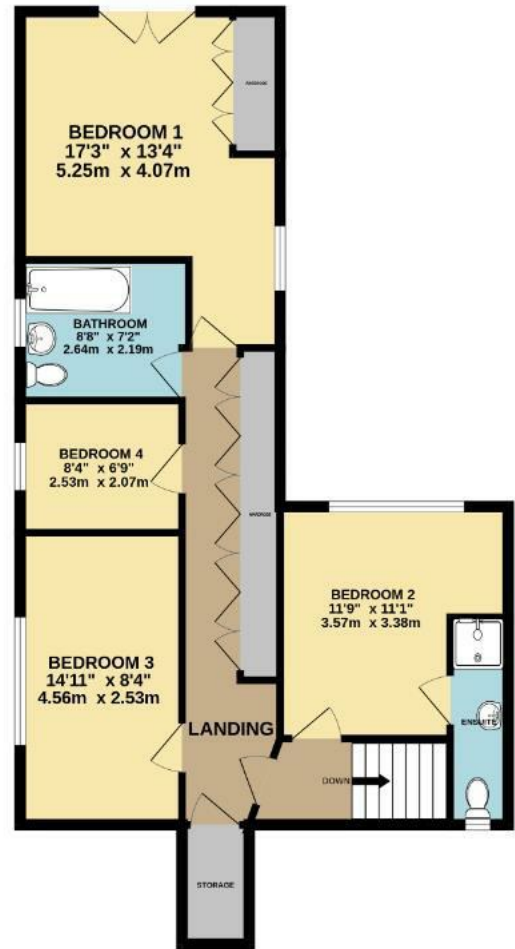
- Beautiful period semi-detached home
- Four bedrooms (three doubles)
- Private, South Westerly facing garden
- Two bathrooms
- Two spacious reception rooms
- Semi-rural, close to the Bollin Valley
- Open plan kitchen/dining
- Freehold

**£784,000**

GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



FIRST FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 1800 sq.ft. (167.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	