

Longwood  
Wilmslow



Guide Price- £1,600,000

Andrew J Nowell  
& Company



## Longwood, 2 Sherbrook Rise, Wilmslow, Cheshire, SK9 2AX

A substantial five-bedroom, three-bathroom detached family residence. The house offers circa 4,000 sq.ft of well-balanced and extended accommodation, thoughtfully designed for modern family living.

Internally, the property is beautifully presented and provides excellent potential for further extension or development, subject to the necessary planning consents. A spacious entrance hall, finished with oak and tiled flooring and oak internal doors, sets the tone for the quality throughout. There is a recessed cloak cupboard and a guest WC just off the hallway. The ground floor includes a light and airy sitting room with dual-aspect windows, a formal dining room, and a generous main living room, also enjoying a dual aspect, featuring an inset living flame gas fire with a limestone hearth and surround.

The study is fitted with bespoke office furniture, making it a perfect home-working environment. The dining kitchen is a superb space for day-to-day family life, fitted with cream high gloss units, granite work surfaces and a range of integrated Neff appliances including an electric oven, combination microwave oven, induction hob and extractor. There is also an integrated dishwasher, space for an American-style fridge freezer, and a breakfast peninsular with space for informal dining. Off the kitchen lies a rear porch and a separate utility room fitted with matching white high gloss units, space for appliances, and access to a second downstairs WC.

An inner hallway connects to the integral double garage and provides access to a staircase leading up to a spacious dual-aspect teenagers lounge or playroom. This versatile space away from the rest of the house and could also serve as a games room, gym or, with minimal adaptation, form part of a self-contained annex – ideal for multi-generational living or guest accommodation.







On the first floor, a magnificent galleried landing provides access to the principal bedroom suite which enjoys a dual aspect, fitted wardrobes, and a luxurious en-suite bath and wet room finished in travertine tiling with a freestanding bath and walk-in wet shower with glass screen. The guest bedroom also benefits from fitted wardrobes and an en-suite shower room. There are three further well-proportioned double bedrooms, each with fitted wardrobes, and a large family bathroom with a free-standing bath and walk-in wet shower area.

The property benefits from gas-fired central heating with a pressurized hot water cylinder and is fully double glazed throughout. This is a superb opportunity to acquire a spacious and flexible family home in one of Wilmslow's most sought-after residential locations, with potential to further enhance and tailor the accommodation to suit individual needs.

Externally, the house is approached via a wide driveway providing ample off-road parking and access to the double garage (with electric door). The gardens are mature, private and well-established, with attractive lawns to the front, side, and rear, a paved patio area ideal for entertaining, as well as a greenhouse and garden shed. The gardens enjoy a south and west facing orientation.

Occupying a generous plot of approximately one-third of an acre on a quiet, private, adopted cul-de-sac just off the prestigious Fletsand Road. The property is ideally positioned within a short walk of Wilmslow Train Station and the town centre.



### Important Information

What 3 Words – [///sleeps.fuel.coach](http://sleeps.fuel.coach)

Council Tax – Band G

EPC Rating – C (72/77)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Driveway

Flood Risk\*: Very low flood risk

Broadband\*\*: Superfast available

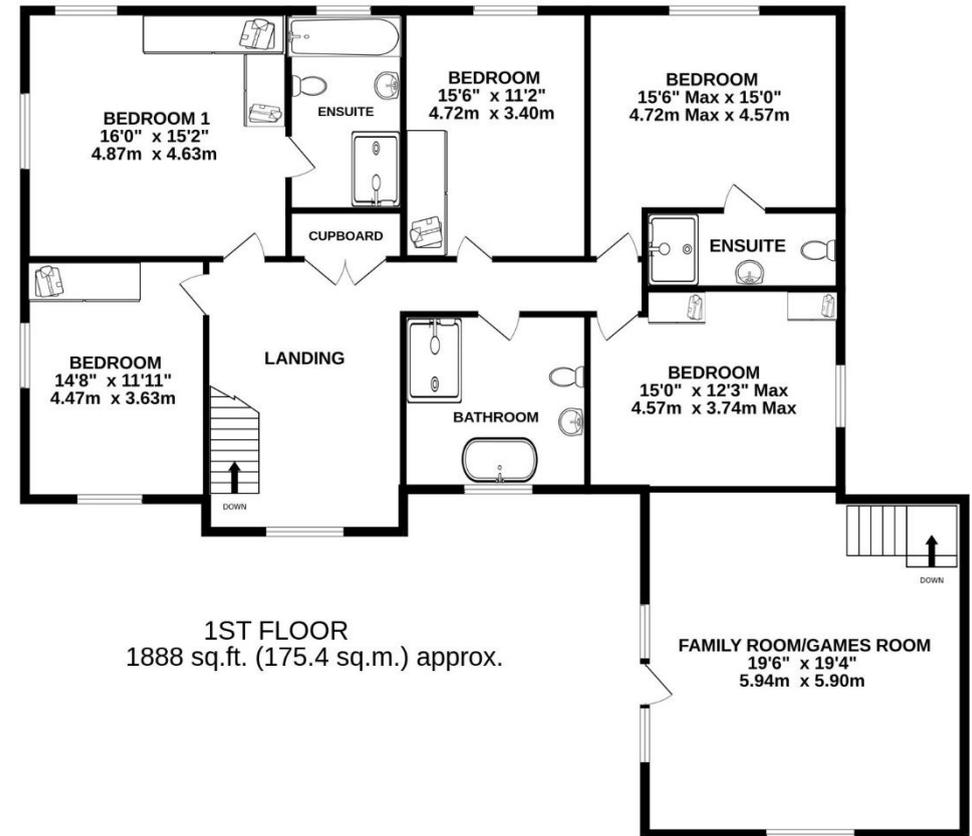
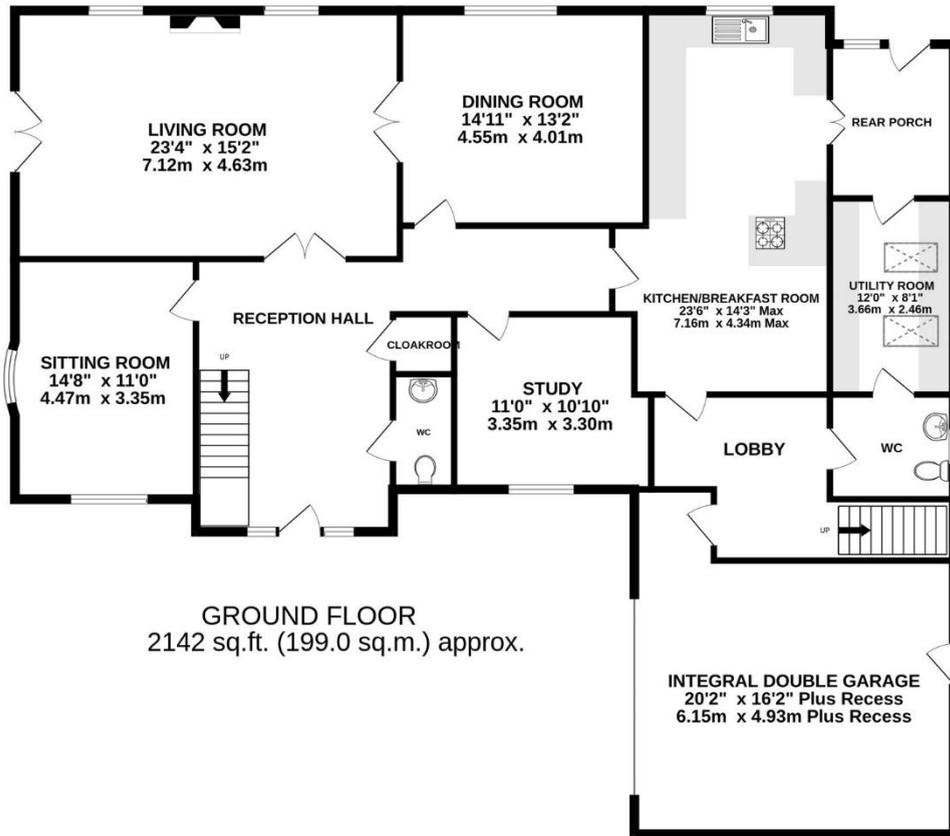
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2 & Vodafone (good outdoor & in-home) Three (variable in home)

\* Information provided by GOV.UK

\*\* Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





**TOTAL FLOOR AREA : 4030 sq.ft. (374.4 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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