



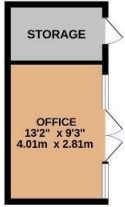
## 11 Green Villa Park, Wilmslow, SK9 6EJ

Nestled in a quiet cul-de-sac just off Knutsford Road, perfectly situated on a quiet road, it's within walking distance to Lindow and Ashdene Primary Schools, Lindow Cricket Club, and Alderley Edge Golf Course. This exquisite four double bedroom, three-bathroom (two en-suite) detached home, built with beautiful 'Cheshire' brick elevations, offers unparalleled luxury and privacy. Extended, remodelled, and refurbished to the highest standard, this property is not overlooked from the front or rear and provides a tranquil escape within landscaped south-facing gardens.

This luxurious home benefits from high-end features, including hardwood factory-sprayed double-glazed windows, gas-fired central heating (via an Ideal condensing boiler and pressurised hot water cylinder), a security alarm, and advanced outdoor lighting and power points. The property is truly a blend of classic design and modern convenience, offering a luxurious yet practical family home in one of Cheshire's most desirable locations.

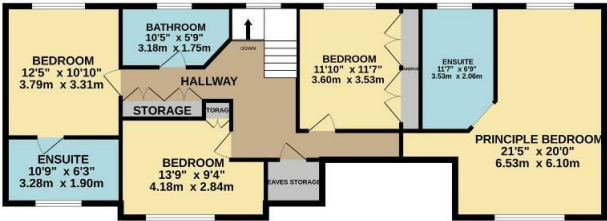
**Guide Price £1,250,000**

- Exquisite, detached family home
- Four double bedrooms and three bathrooms (two en-suite)
- Quiet cul-de-sac location off Knutsford Road
- Close to Lindow and Ashdene Primary Schools and Lindow Cricket Club
- Stunning bespoke living kitchen
- Three reception rooms
- Private established and landscaped south facing rear garden
- Block paved driveway and integral garage
- Garden office/building



GROUND FLOOR  
1608 sq.ft. (149.4 sq.m.) approx.

FIRST FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 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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