

Highfield House

Wilmslow



Guide Price
£2,100,000

Andrew J Nowell
& Company



Highfield House, Weston Road, Wilmslow, SK9 2AN

An immaculately presented detached family residence situated on this exclusive, private road with stunning open views across the neighbouring countryside.

- 0.75 Acres
- Harvey Jones Kitchen
- South Facing Gardens
- Exclusive Position

Rarely does an opportunity like Highfield House come to the market. Located at the end of this highly desirable road, with far-reaching views over the Bollin Valley, it offers a unique blend of tranquillity and privacy, whilst conveniently just a short walk from the centre of Wilmslow.

This characterful 1930s home blends period features with contemporary living, having been completely renovated and immaculately maintained by the current owners. The spacious, versatile interior has a calm, understated elegance full of natural light and an abundance of period charm.

On the ground floor is a central entrance hall (with cloakroom & WC) which provides access to the principal reception rooms which all benefit from stunning vistas across the gardens and grounds. The reception rooms include the dining room with gorgeous oak parquet flooring and feature Limestone fireplace, drawing room with large bay with French doors to the garden and the office/library. The open plan living kitchen is ideally positioned and boasts a Harvey Jones shaker kitchen with breakfast bar, AGA and granite worksurfaces. The living area of the kitchen has a central log burning stove and French doors opening onto the garden. Accessed from the kitchen is the boot room, utility room with Belfast sink and a bright study/studio.







To the first floor is the principal bedroom with built in wardrobes, fireplace and en-suite bathroom (with separate bath and shower and underfloor heating). There are three further double bedrooms and two bathrooms (one en-suite) all accessed from a bright central landing.

Externally the property is approached via a horseshoe gravel drive with two sets of gates. The generous gardens and grounds extend to approximately 0.75 acres and enjoy a south facing aspect. The mature gardens are immaculately landscaped and consist of a large York stone terrace, raised vegetable beds, manicured lawns with specimen trees and mature borders and boasting views across the neighbouring Bollin Valley.

Wilmslow is renowned for its excellent schools and is home to a selection of fine restaurants, bars and boutique shops. The local train station offers fast direct services to both Manchester and London.

Important Information

What 3 Words – [///hips.piper.boot](http://hips.piper.boot)

Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding.

Broadband**: Superfast Broadband available.

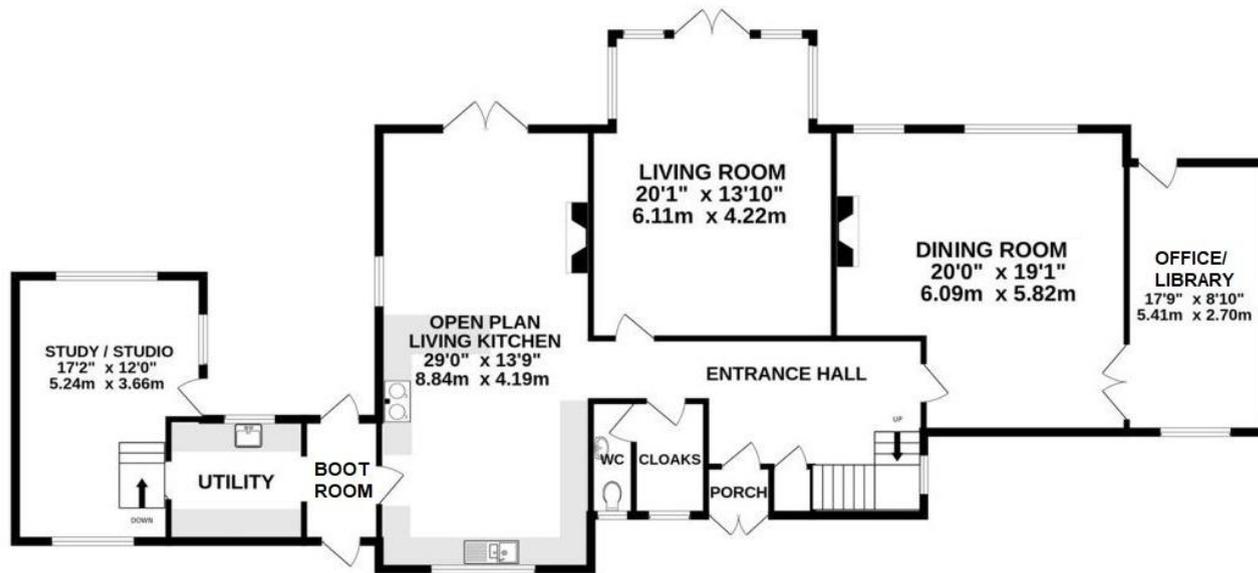
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* Information provided by GOV.UK

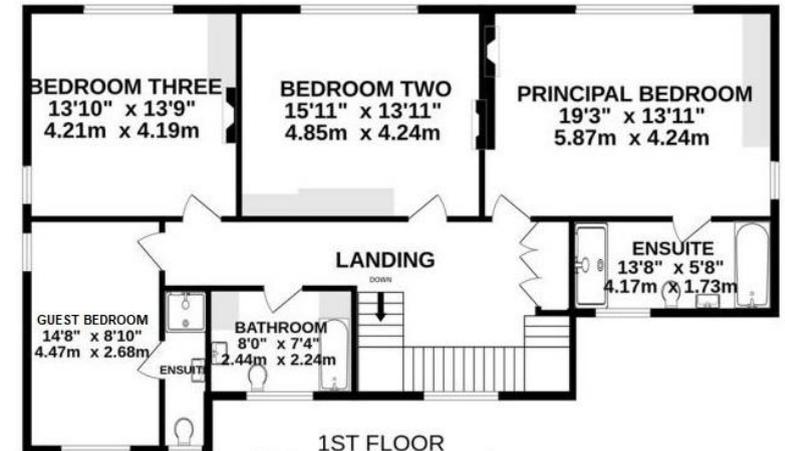
**Information provided by Ofcom checker.

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GROUND FLOOR
1755 sq.ft. (163.0 sq.m.) approx.



1ST FLOOR
1198 sq.ft. (111.3 sq.m.) approx.

TOTAL FLOOR AREA : 2952 sq.ft. (274.3 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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