

Garden Cottage, Browns Lane

Wilmslow, Cheshire, SK9 2BR



mosley jarman



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£784,000

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 downstairs 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 on this floor, one complete with a refitted en-suite shower room featuring stylish white sanitaryware and a shower enclosure. The main bathroom, beautifully finished, completes the accommodation.

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



The Location

Conveniently situated near the countryside and the Bollin Valley, the home is also a short drive from Wilmslow town centre, local schools, and the train station, offering a perfect balance of tranquillity and convenience.

The Grounds & Gardens

The front and side of the property, there is a charming York stone driveway, providing off-road parking for several vehicles and leading to a detached double garage at the rear.

At the rear, a large, southwest-facing garden mostly laid to lawn and bordered by mature hedging, with a raised timber decked area. The garden is not overlooked and offers great potential for further expansion, subject to planning consent.

Important Information

Council Tax Band: F

EPC grade: C

Heating: Gas

Mains: Gas, Electric, Water

Flood Risk^{*}: The vendors have confirmed that in the length of time they have lived at the property, they have never experienced any flooding at the

property. Very low risk of flooding from rivers & seas. Medium risk of surface water flooding.

Broadband^{**}: Superfast Full Fibre Broadband available at the property. (FTTC/Fibre To The Cabinet).

Mobile Coverage^{**}: Vendors are with Vodafone and state that there are no issues with mobile phone coverage.

Parking: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: N.A

Accessibility: The property does not have step free access to the front of the property, however there is currently a ramp from the decking area to the garden at the rear of which can be removed.

Tenure: Freehold

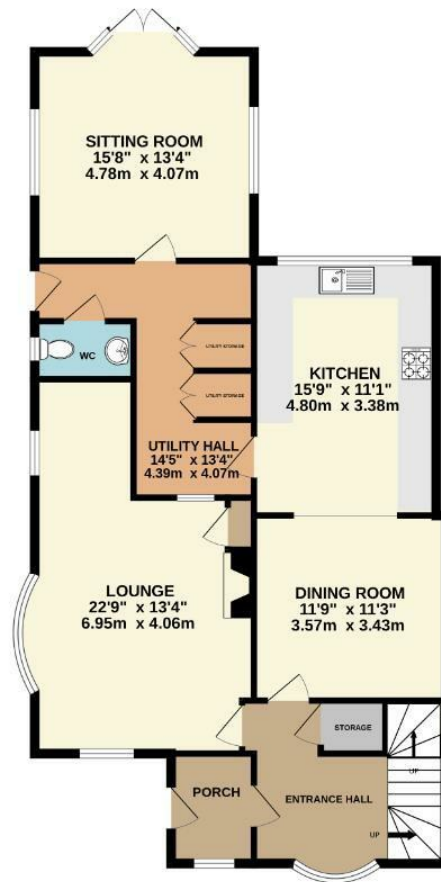
What 3 Words: ///fuel.derailed.slopes

^{*} Information provided by GOV.UK

^{**}Information provided by Ofcom checker.

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

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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44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

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