

# Harefield Lodge Harefield Drive

Wilmslow, SK9 1NJ



*mosley jarman*



## Harefield Lodge Harefield Drive, Wilmslow, SK9 1NJ

**£1,095,000**

Harefield Lodge is a distinguished residence that beautifully reflects the rich heritage and character associated with one of Wilmslow's most desirable addresses. Originally conceived as a traditional lodge house, the property retains an enduring sense of charm and architectural character, whilst offering the comfort and practicality expected of contemporary family living. Period influences and carefully preserved features combine to create a home of genuine warmth and individuality.

In recent years, Harefield Lodge has been sympathetically extended and thoughtfully enhanced to complement the original character of the home. Great care has been taken to ensure the newer additions blend seamlessly with the heritage of the property, creating elegant and versatile living spaces filled with natural light. The result is a beautifully balanced home that successfully combines timeless appeal with modern convenience, perfectly suited to contemporary lifestyles while remaining respectful of its historic origins.

Of particular note is the outstanding extended contemporary themed dining kitchen with bi-fold doors opening into the stunning secluded rear garden, along with the two separate reception rooms, the welcoming reception hallway and the generously sized principal bedroom suite with two dressing rooms and large en-suite. Additionally, there is a handy utility and integral garage off the kitchen, a study and wc, then two further double bedrooms and re-fitted shower room.



- HANDSOME DETACHED FORMER LODGE HOUSE
- EXTENDED CONTEMPORARY DINING KITCHEN
- TWO ELEGANT SEPARATE RECEPTION ROOMS
- WEALTH OF ORIGINAL PERIOD FEATURES
- GLORIOUS PRIVATE GARDENS
- HIGHLY DESIRABLE CONVENIENT YET SECLUDED POSITION
- FOUR BEDROOMS WITH IMPRESSIVE PRINCIPAL SUITE
- STUDY & RECEPTION HALLWAY
- DOUBLE ATTACHED GARAGE
- ORIGINAL STONE ENTRANCE PILLARS



#### THE LOCATION

Ideally positioned just a short stroll from the heart of Wilmslow, Harefield Lodge enjoys easy access to the town's excellent selection of restaurants, cafés, boutiques and everyday amenities. Wilmslow railway station provides regular direct services to Manchester and London, with journey times to the capital in under two hours, making the property ideally suited for commuters. The area also benefits from convenient access to the motorway network and nearby Manchester Airport.

#### GROUNDS & GARDENS

The property is approached over a sweeping stone driveway passing through the original grand stone gate pillars. There is a neat lawned foregarden and access to the garage is to the opposite side of the house. The rear garden is a true delight, being mainly lawned with an pleasing distant tree-lined aspect.

#### IMPORTANT INFORMATION

Council Tax Band: G  
 EPC grade: E  
 Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof

Flood Risk: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband<sup>\*\*</sup>: Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three<sup>\*\*</sup>

Mobile Coverage<sup>\*\*</sup>: Mobile coverage at the property available with all main providers\*. Some limited indoor coverage.

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

Tenure: Freehold.

\* 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. If you purchase a property through our agency, we will charge an administration fee which includes a contribution towards Anti-Money Laundering (AML) compliance checks, identity verification and our ongoing monitoring obligations in accordance with current Anti-Money Laundering legislation and regulations. Please contact the branch for further information.

Postcode: **SK9 1NJ**  
 What 3 Words: **invest.lodge.minus**  
 Council Tax Band: **G**  
 EPC Rating: **E**  
 Tenure: **Freehold**

GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1925 sq.ft. (178.9 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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