

27 Hill Drive

Wilmslow, SK9 3AP



*mosley jarman*





## 27 Hill Drive, Handforth, Wilmslow, SK9 3AP

**£635,000**

Video Tour available- A beautifully presented and extended four-bedroom, two-bathroom detached family home, ideally situated in one of Handforth's most sought-after locations. Within a short walk of the village centre, train station, and Handforth Dean, the property also falls within the catchment of several highly regarded schools, providing excellent educational options for families.

The home benefits from off-road parking, an attached garage, and well-established gardens on three sides. Additional features include gas-fired central heating and UPVC double glazing. This wonderful family home is offered for sale with no onward chain.

The accommodation comprises an entrance porch with cloakroom and WC, a hallway leading to a dual-aspect living and dining room, a galley kitchen, sitting room, utility room, and a conservatory. On the first floor, the landing provides access to a boarded loft with a pull-down ladder. There are four generously sized bedrooms, all with fitted wardrobes, as well as a shower room and a family bathroom.

This home combines space, style, and a prime location, making it an ideal choice for modern family living.

- Extended four bedroom detached family home
- Two bathrooms
- No onward chain
- Off road parking
- Situated in one of Handforth's most sought-after roads
- Down stairs wc & utility room
- Well established gardens
- Integral garage





### The Grounds & Gardens

The property features well-established gardens to the front, providing off-road parking for two cars and access to the attached garage. To the rear and side, there are private, mature gardens, predominantly laid to lawn and complemented by planted shrubs, borders, and a patio—creating a perfect space for outdoor relaxation and entertaining.

### The Location

Handforth is a welcoming Cheshire town that combines excellent transport links with a friendly village feel. Just a short drive from Wilmslow and only 20 minutes by train into Manchester, it's perfectly placed for both work and leisure.

The town offers a great mix of local amenities, with a variety of shops, cafés, and services at The Paddock and larger retailers at Handforth Dean Retail Park. Families benefit from good local schools, while green spaces such as Meriton Road Park and Stanley Hall Park provide plenty of room for outdoor activities.

Handforth also enjoys a strong sense of community, with local groups, sports facilities, and events helping to bring people together. At the same time, its semi-rural surroundings and nearby countryside walks offer a peaceful escape from busy life.

With its combination of convenience, charm, and excellent connectivity, Handforth is a highly sought-after location for those looking to enjoy the best of both town and country living.

### Important Information

Council Tax Band: F

EPC grade: C

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\*\*: 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\*

Mobile Coverage\*: Mobile coverage at the property available with all main providers\*. Some limited indoor & outdoor coverage.

Parking: TBC

Rights of Way & Restrictive Covenants: TBC

Water Meter- TBC

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.

Postcode: **SK9 3AP**

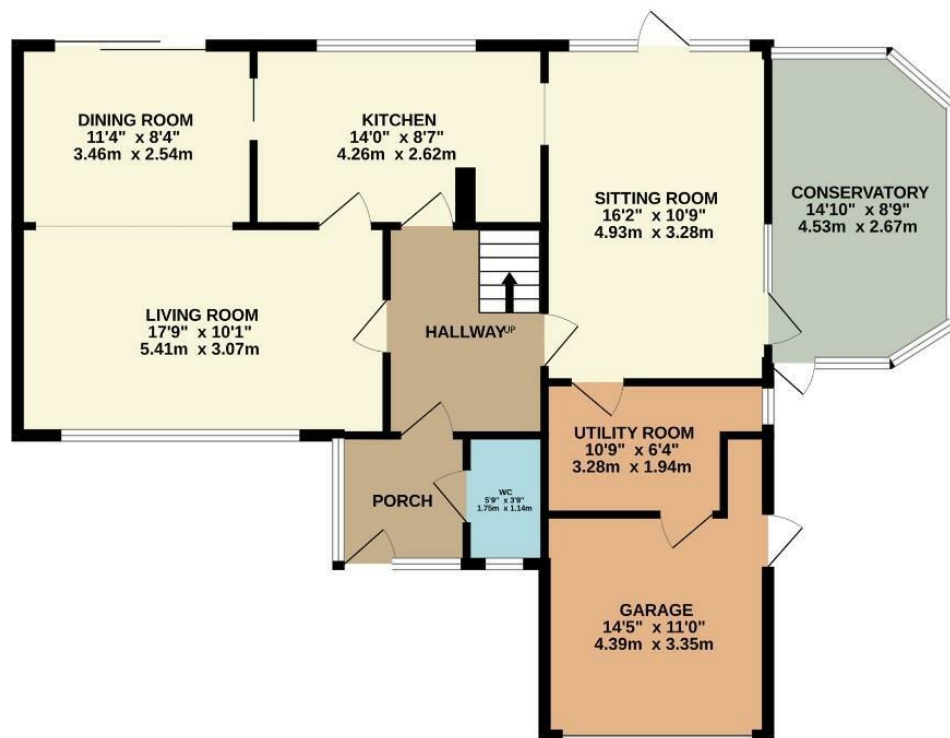
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Council Tax Band: **F**

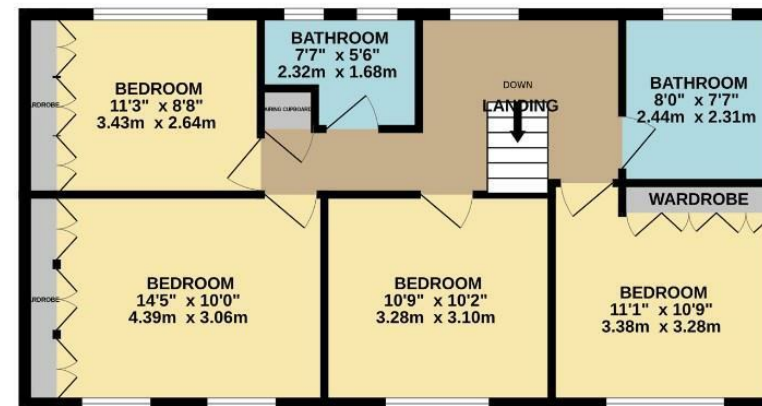
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1013 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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