

# 5 Church Road

Wilmslow, SK9 6HH



*mosley jarman*





**5 Church Road, Wilmslow, SK9 6HH**

**Asking Price £835,000**

With a smart crisp rendered finish, this striking contemporary themed detached home fuses high quality living with spacious accommodation for those looking for a turnkey home.

Positioned within a large gated secure plot, this attractive house has been extensively remodeled and completely refurbished to exacting standards throughout in recent years, creating an impressive home ideal for the style conscious and time poor buyer, looking for immediate high-living.

The house is immaculate throughout with stylish fittings to the kitchen, bathroom and en-suite, with tasteful decorations and well thought through low maintenance landscaping to the complete gardens, which offer ample off-road parking (with EV charger too).

In brief, the accommodation consists of a welcoming wide hall with good storage and a wc, then there is a separate living room, a family room, the fabulous fitted kitchen with an adjoining dining room and useful utility room. There are four bedrooms to the first floor, with the principal bedroom suite including a fitted dressing room and luxurious en-suite. A large family bathroom is located off the landing and there is great storage throughout.

- COMPLETELY REFURBISHED & REMODELLED DETACHED HOME
- IMMACULATE PRESENTATIONS WITH STYLISH FITTINGS
- LARGE GATED PLOT WITH AMPLE PARKING
- THREE RECEPTION ROOMS
- FOUR BEDROOMS WITH PRINCIPAL BEDROOM SUITE
- TWO BATH/SHOWER ROOMS
- FULLY FITTED KITCHEN WITH HANDY UTILITY ROOM
- DESIRABLE SOUTH WILMSLOW ADDRESS





#### THE LOCATION

5 Church Road, Wilmslow, is perfectly positioned for families and commuters. It sits just under 0.5 miles from Wilmslow town centre, providing easy access to shops, cafés and bus and rail services. Local schooling is excellent, with Ashdene Primary just 0.4 miles away and Wilmslow High School around 0.2 miles. A short drive leads to Manchester Airport (about 3–5km) and the M56, with frequent bus and rail links. Wilmslow railway station, less than 800m away, offers regular services to Manchester Piccadilly (~30 min), Manchester Airport, Crewe and even London. Equally easy to reach is Alderley Edge—just over 2km—where the iconic escarpment countryside beckons and the independent Alderley Edge School for Girls provides a quality educational alternative. The surrounding area is decidedly rural—part of Cheshire’s scenic Golden Triangle—full of lush greenbelt, farmland and rolling hills, yet remains superbly connected.

#### GROUND & GARDENS

An impressive level of off-road parking is provided via the large front driveway (which is gated and has an EV charger), with good access to the side then rear garden, which is completely enclosed being landscaped with a full-width patio and no maintenance Astro-turf lawn.

#### IMPORTANT INFORMATION

Council Tax Band: E

EPC grade: C

Heating: Gas.

Mains: Gas, Electric, Water.

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

Broadband\*\*: Ultrafast Full Fibre Broadband available at the property. (FTTP/Fibre To The Property).

Mobile Coverage\*\*: Mobile coverage with Vodafone likely, EE Good & O2 variable).

Parking: Off road parking to the front of the property. EV charger (owned, tethered).

Rights of Way & Restrictive Covenants: None.

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 6HH**

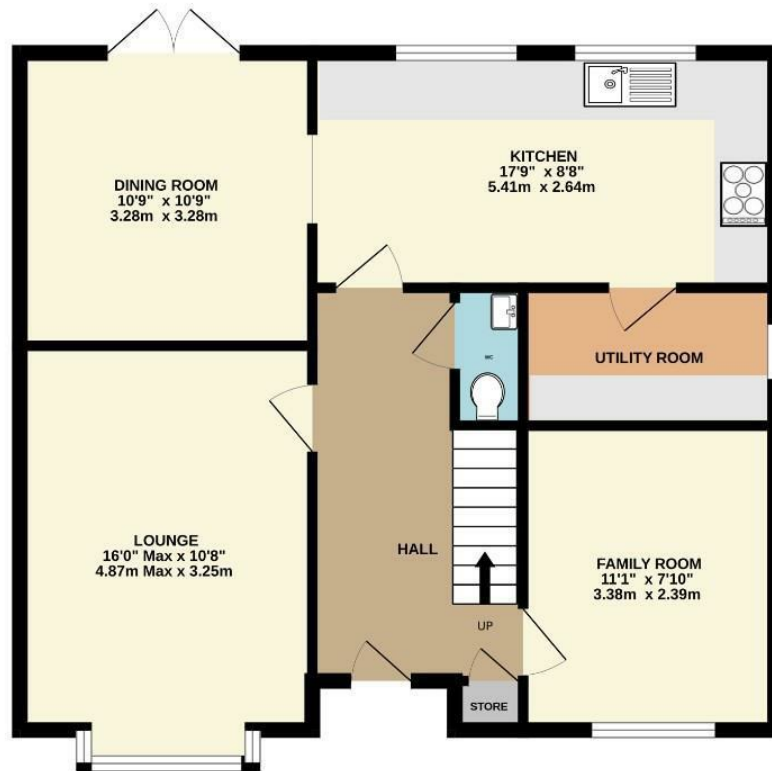
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Council Tax Band: **E**

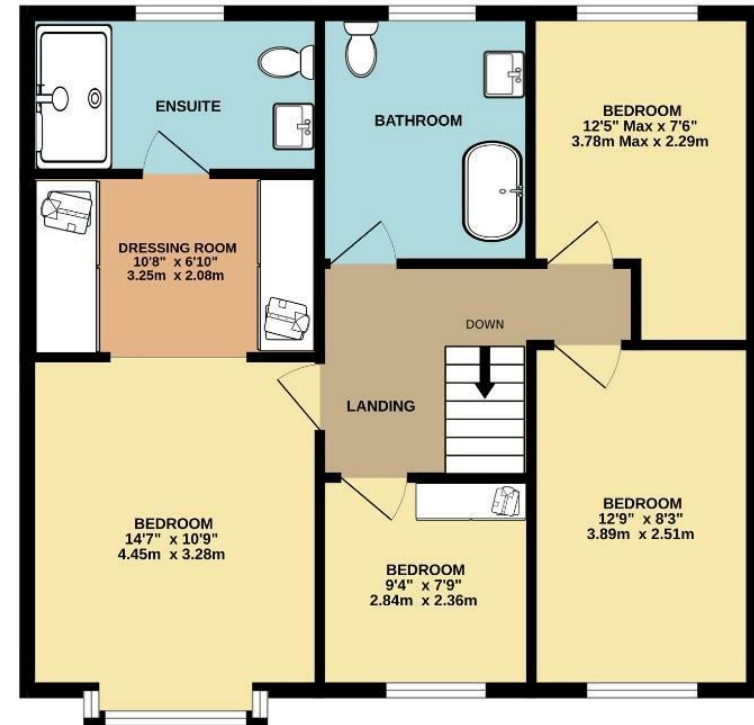
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR



1ST FLOOR



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](mailto:wilmslow@mosleyjarman.co.uk)

T: 01625 444899  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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