

4 Fairbourne Drive
Wilmslow



Guide Price £950,000

Andrew J Nowell
& Company



4 Fairbourne Drive, Wilmslow, SK9 6JF

An attractive 1930's bay fronted detached home, 4 Fairbourne Avenue has been thoughtfully extended and beautifully styled to provide spacious and versatile family living across four bedrooms and three bathrooms (two en suite). The property combines period character with contemporary design, creating a home that is both elegant and practical.

- Open Plan
- 1930's Character
- Secluded Position
- Immaculately Presented

The accommodation opens with a welcoming entrance hall leading to a downstairs cloakroom and a well-planned utility/boot room with modern fitted units, coat and shoe storage, and space for appliances.

To the front, the bay-fronted living room features plantation shutters and a charming inglenook fireplace with a Stovax wood burner. At the heart of the home is a magnificent open-plan reception area designed for modern family living, with ample space for dining and relaxing.

A large glass roof lantern with electric blind floods the room with natural light, while French doors open onto the rear garden. This flows seamlessly into the stylish breakfast kitchen, fitted with hand-painted shaker-style cabinetry, granite work surfaces, a central island with breakfast bar, and an extensive range of integrated Neff appliances including double ovens, warming drawers, microwave, induction hob, dishwasher, and wine fridge. A recess is provided for an American-style fridge freezer.







Additional ground floor accommodation includes a playroom and a dedicated study/office. Contemporary features throughout the ground floor include wooden flooring, column radiators, recessed downlighting, integrated speakers, brushed aluminium switches and sockets, and Philips Hue smart lighting.

On the first floor, the main bedroom is fitted with plantation shutters and served by a re-fitted en suite wet room with walk-in rain shower, tiled floors, and recessed storage. There are three further bedrooms, one of which benefits from an en suite shower room, while the stylish family bathroom is fitted with a shaped bath with overhead thermostatic shower, glass screen, ladder radiator, and recessed airing cupboard.

Externally, the property is approached via a York Stone paved driveway providing off-road parking and access to a storage garage. An EV charging point is also installed. To the rear is a delightful, established south-facing garden which enjoys excellent privacy. The garden is laid mainly to lawn with well-stocked borders, a York Stone patio, two garden sheds, and outdoor lighting.

Perfectly positioned within a quiet residential area of South Wilmslow, the house lies just off Knutsford Road, within walking distance of both Wilmslow and Alderley Edge centres, their train stations, and a choice of highly regarded primary schools. The A34 is also easily accessible for commuters.



Important Information

What 3 Words – [///books.corner.fact](http://books.corner.fact)

Council Tax – Cheshire East Band F

EPC Rating – TBC

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

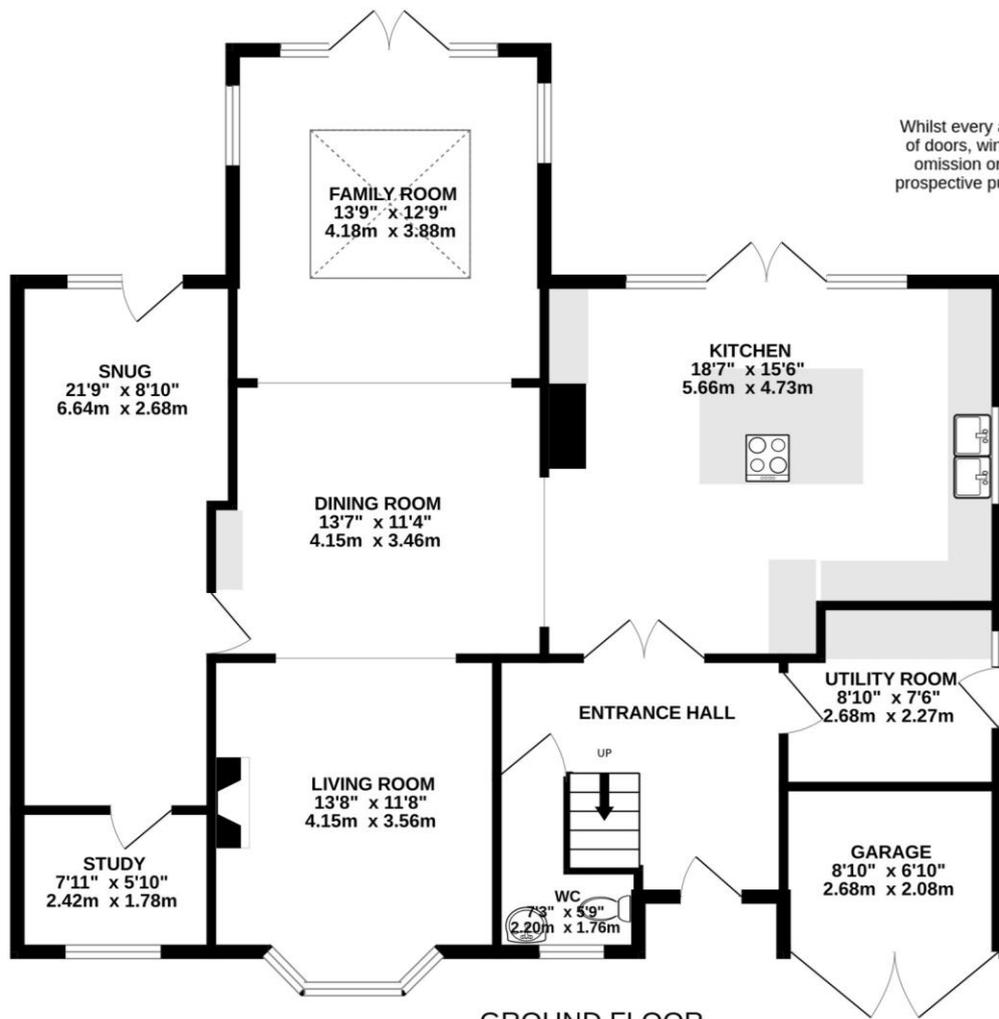
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

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

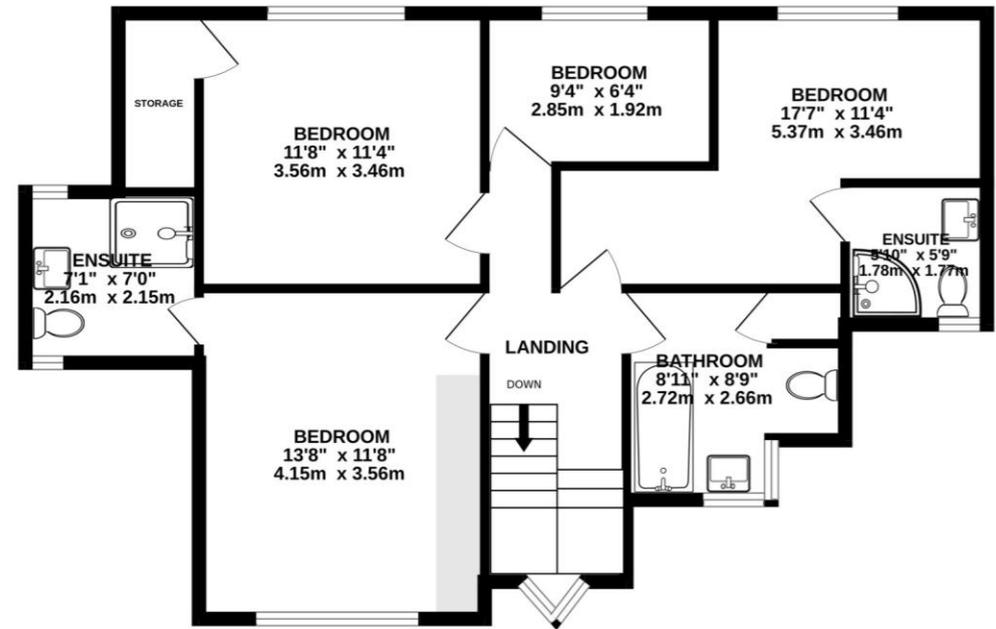




GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.

TOTAL FLOOR AREA : 1964 sq.ft. (182.4 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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1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.

8 London Road, Alderley Edge, Cheshire SK9 7JS
Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

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