

Mottram Keep, 4 Wellfield Place

Wilmslow, Cheshire, SK9 6GH



mosley jarman



Mottram Keep, 4 Wellfield Place, Wilmslow, Cheshire, SK9 6GH

Offers Over £575,000

An exceptional four-bedroom, three-bathroom townhouse in a prime South Wilmslow location.

Beautifully presented and offering generous accommodation across three floors, this impressive modern townhouse is set within a small and exclusive cul-de-sac development. Ideally positioned in a sought-after area of South Wilmslow, the property is within easy reach of Ashdene and Lindow Primary Schools, the Village Convenience Store, open countryside, walking distance of The Plough & Flail Wilmslow town centre and the train station. With its superb location, high-quality finish and versatile living space, this outstanding home is ideal for families and professionals alike seeking modern living in one of Wilmslow's most desirable areas.

Finished to an excellent standard throughout, the home features quality fittings including Villeroy & Boch sanitary ware in the bathrooms and Bosch integrated appliances in the kitchen. Underfloor heating runs throughout the ground floor, enhancing comfort and efficiency.

The accommodation begins with a welcoming entrance hallway with a recessed storage cupboard and cloakroom/WC. The well-appointed kitchen is complemented by a separate utility room with space for a washing machine and tumble dryer. To the rear, a spacious living and dining area provides the perfect space for family life and entertaining, with French doors opening directly onto the south-facing garden.

On the first floor, the landing leads to two generous double bedrooms, both benefiting from en-suite shower rooms. The impressive principal bedroom also features contemporary fitted wardrobes and matching furniture, along with French doors opening onto a Juliet balcony.

The second floor offers two further large double bedrooms, one with fitted wardrobes, both enjoying attractive vaulted ceilings, alongside a stylish family bathroom with both a bath and separate shower enclosure.

- Beautifully presented four double bedroom family home
- Set within a small and exclusive cul-de-sac development
- Three bathrooms (two en-suites)
- South facing garden
- Approx. 1850 sq ft
- South Wilmslow location
- Easy reach of Ashdene and Lindow Primary Schools
- Accommodation over three floors
- Off road parking
- Leasehold- approx. 985 years remaining



The Grounds & Gardens

The property enjoys off-road parking for two cars to the front, complemented by a beautifully positioned south-facing garden to the rear.

The Location

Wilmslow is a vibrant, sought-after town located in Cheshire, renowned for its blend of scenic beauty, excellent transport links, and a strong sense of community. Known for its high standard of living, Wilmslow offers a variety of shops, restaurants, and local amenities, making it a popular choice for families and professionals alike. The town is surrounded by picturesque countryside, including the nearby Bollin Valley, offering plenty of outdoor recreational opportunities. With its close proximity to Manchester, excellent schools, and easy access to Wilmslow train station, which provides direct routes to London, Wilmslow is a perfect balance of convenience and rural charm. Its attractive combination of lifestyle and location makes it one of the most desirable places to live in the region.

Important Information

Council Tax Band: E

EPC grade: C

Heating - Ground source heat pump (radiators) and under floor heating (down stairs

only)

Mains - 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: Off road parking to the front of the property.

Rights of Way & Restrictive Covenants: TBC

Tenure:- Leasehold- 999 year lease with approx. 985 years remaining

Ground Rent £250 per annum- TBC

* 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 6GH**

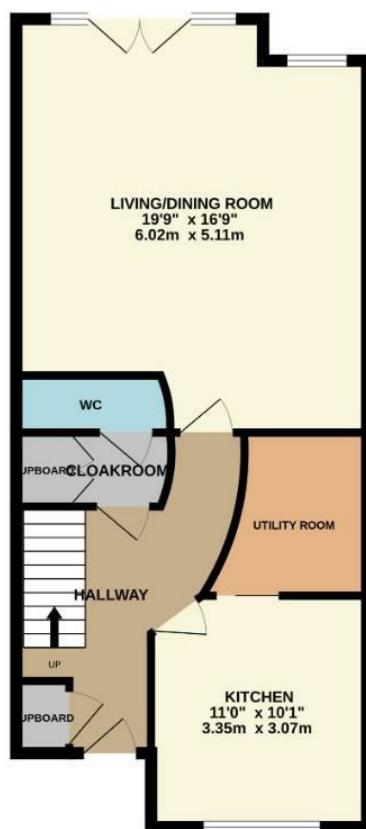
What 3 Words: **eased.chains.estimated**

Council Tax Band: **E**

EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.