JORDAN FISHWICK EXCLUSIVE

6 Styal Road, Wilmslow, Cheshire, SK9 4AE



Guide Price £1,899,995





Features

- Stunning Detached Period Home
- Tastefully Refurbished and Modernised
- Stunning Garden with Hartley Botanic Greenhouse
- Detached Three Car Garage with Annexe Over
- Five Generous Bedrooms, Two being En-Suite
- Living Room, Reception Hall, Family / Dining / Kitchen
- Walking Distance to Wilmslow Town Centre, Train Station and The Carrs

A beautiful, gated, double fronted period family home with a stunning garden and three car garage with annexe above, located on Styal Road in Wilmslow. The property is a short walk away from Wilmslow centre which offers a wide range of amenities, which include a number of local shopping facilities, bars, restaurants, local leisure centre and with Wilmslow train station offering a direct service to London Euston and Manchester City centre the location caters for many different needs. Within a 10 minute drive away there are many additional amenities such as fitness centres, golf courses, Marks and Spencer and John Lewis. The property is well placed for easy access to the M56 for commuters to Manchester and the North West commercial centres and Manchester Airport is less than 20 minutes away. There are several good local state schools and a wide choice of private schools within the area with parks and beautiful countryside surrounding the whole area.









Having been extended and tastefully re-furbished by the current owners during their ownership, Number 6 Styal Road is a spacious, light and airy family home offering a blend of stunning period features with modern amenities and facilities to suit a busy modern family's lifestyle. The vast majority of windows have been upgraded to either double or triple glazed, underfloor heating has been installed to the Living room, Reception Hall, Family Room & Dining Room and three new fireplaces have been installed, one woodburning stove and two gas fires, and Solar Panels have been installed on the garage roof generating 3,500 kWh hours per annum (Approx). The garden is a delight with planting to the borders providing all year round colour, large terraces providing al-fresco dining, and a Hartley Botanic Greenhouse to the rear.







The accommodation in brief comprises: Entrance Vestibule, Reception Hall, Cloakroom, Formal Living Room, an open plan Family, Dining and kitchen space and Utility Room. To the first floor there are five generous bedrooms two being en-suite, with the master bedroom also having a walk in wardrobe, and a family bathroom with four piece suite featuring a roll top bath. The Annexe is accessed to the side of the Three Car Garage and comprises: Entrance Hall with Stairs rising to the First Floor, Landing, Open Plan Kitchen / Living / Dining Area and Bedroom with En-Suite Shower Room. This additional self contained dwelling would be ideal for those buyers who seek a property that caters for multi generational living, work from home or require a separate work from home space. The current owners applied for planning permission for a part double storey, part single storey side and rear extension which was approved with conditions but has subsequently lapsed (20/5601M)



Styal Road, Wilsmlow

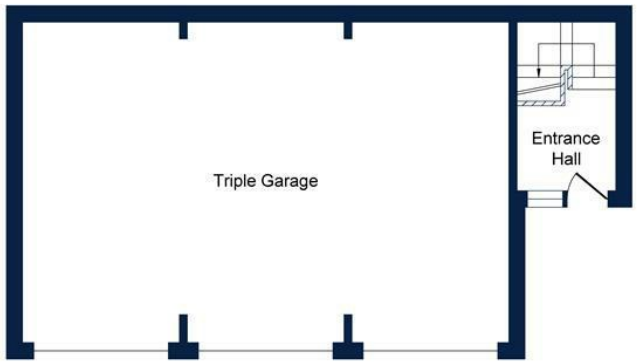
Total Approx. Floor Area 3758 Sq.ft. (349.1 Sq.M.)
(Excluding Eaves Storage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



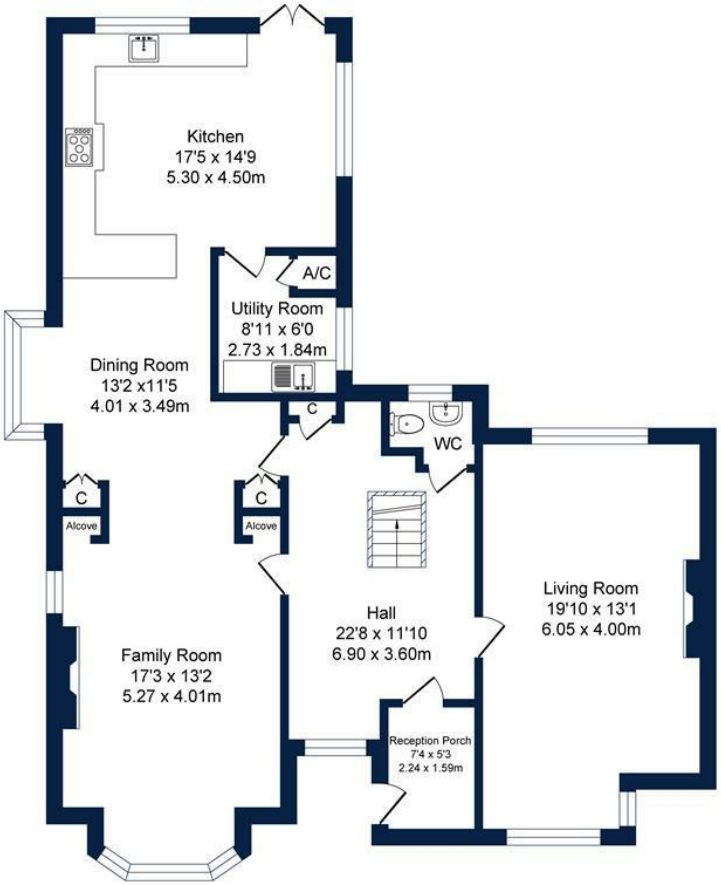
Garage First Floor

Approx. Floor
Area 605 Sq.Ft
(56.2 Sq.M.)



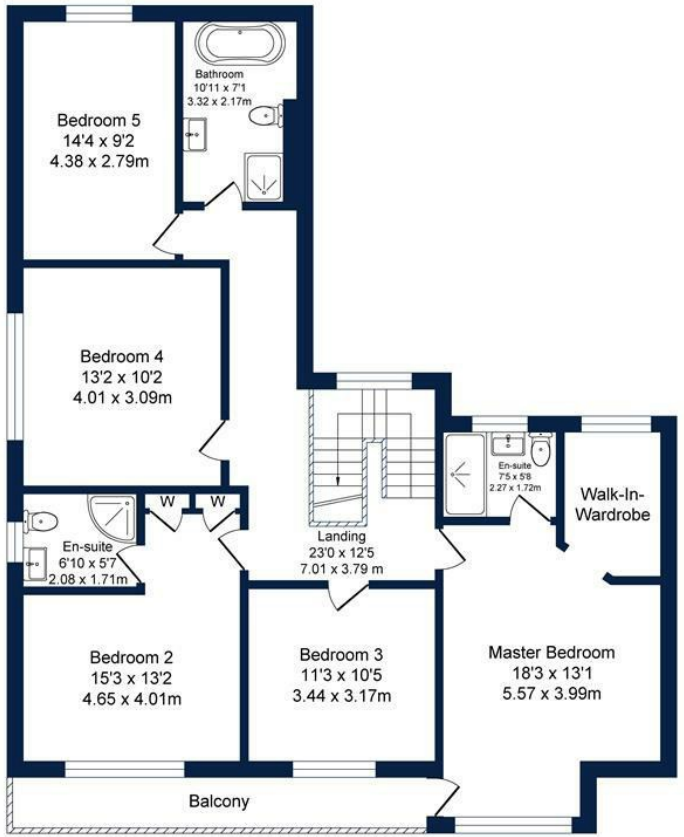
Garage Ground Floor

Approx. Floor
Area 634 Sq.Ft
(58.9 Sq.M.)



Ground Floor

Approx. Floor
Area 1296 Sq.Ft
(120.4 Sq.M.)



First Floor

Approx. Floor
Area 1223 Sq.Ft
(113.6 Sq.M.)

jordan fishwick





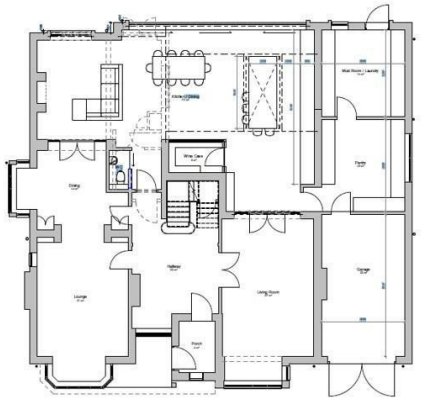






Floorplan for lapsed (Approved) Planning Application (application number 20/5601M)







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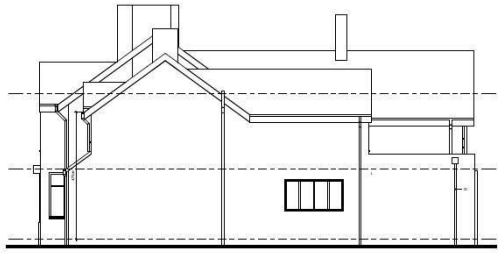
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1269 6 Styal Road
004 - 01 Proposed Plans 01
11/12/2020 scales shown @ A1





E1
scale 1 : 50



E2
scale 1 : 50



E3
scale 1 : 50



E4
scale 1 : 50

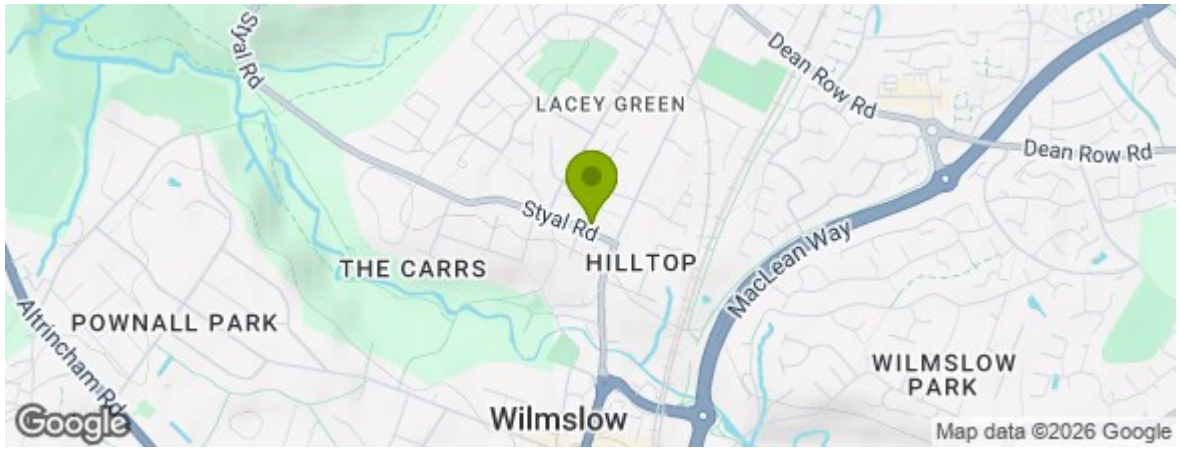
Scale 1:50

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1269 6 Styal Road
006 - 01 Proposed Elevations
11/12/2020 scales shown @ A1

| Styal Road | Wilmslow











IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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