

THE BEECHES

WILMSLOW



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& Company

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THE BEECHES, HOLLY ROAD SOUTH, WILMSLOW, SK9 1NQ

A substantial Victorian detached family house set in mature grounds in the heart of Wilmslow village.

- Reception hallway
- Principle drawing room
- Sitting room
- Formal dining room
- Living kitchen with AGA
- Utility Room
- Cloakroom with wc
- Side glazed porch
- Four bedrooms
- Two bathrooms (1 en-suite)
- Two separate garages
- Extensive cellars



The property is a fine example of a substantial Victorian detached family residence with many of its original features. On the ground floor there are three principle reception rooms two with impressive period marble fireplaces, original arch sash windows, cornicing and detailed ceiling plaster work. The original servant bells are in the kitchen which is still attached to the front door bell pull. The living kitchen has traditional style bespoke units with deep granite work surfaces and recess containing AGA. There is a utility room and cloakroom wc off and an attractive glazed side porch. The extensive full height cellars and access from the hallway.





The first floor is accessed from the impressive reception hallway via the original period turning flight staircase with attractive stain glass leaded arch window on the half landing. There are four generous bedrooms the master suite with en-suite bathroom with traditional style Sanitan fittings with individual tiling. There is a separate family bathroom. The current owners have tastefully refurbished The Beeches with great care being taken to obtain the original charm and character. The property benefits from a comprehensive gas heating system.

The Beeches is located in a charming quite mature setting within a short walk of the town centre. Wilmslow offer an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close at hand.

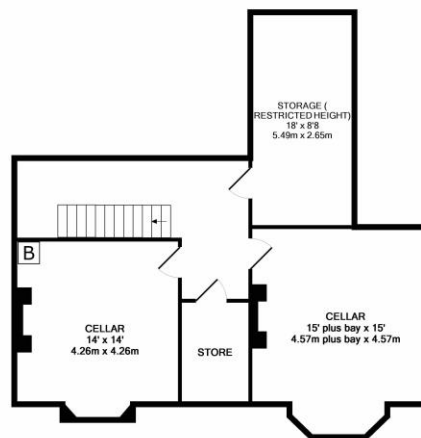


Externally the property is approached through attractive stone pillars with a sweeping driveway leading to the side and front of the property with excellent parking facilities leading to two separate garages. The mature grounds sweep round the property with lawns, trees and shrubs which is walled to two sides to the rear.



DIRECTIONS – SK9 1NQ

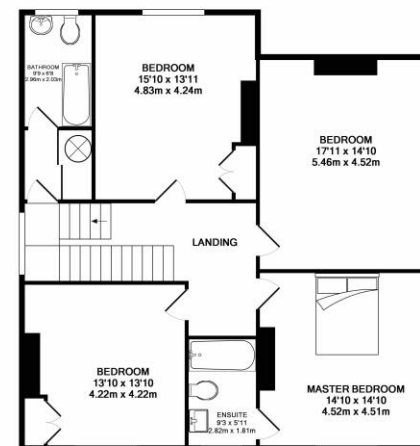
From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Proceed straight across the first roundabout towards Wilmslow and at the second Kings Arms roundabout proceed back on yourself towards Alderley Edge taking the first turning left into Holly Road South. The Beeches driveway is the second on the left hand side.



CELLAR
APPROX. FLOOR
AREA 760 SQ. FT.
(74.2 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1552 SQ. FT.
(144.1 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1176 SQ. FT.
(109.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 3526 SQ. FT. (327.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The 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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