



**GASCOIGNE
HALMAN**

9 CARRWOOD ROAD, WILMSLOW SK9 5DJ

THE AREAS LEADING ESTATE AGENT



9 CARRWOOD ROAD, WILMSLOW SK9 5DJ

Guide Price: £1.395 Million

A handsome 1930's bay-fronted detached home boasting a large 0.35 acre corner plot offering superb potential to develop further with four bedrooms, three bathrooms and its own private woodland.

- Handsome 1930's Bay-Fronted Detached Family Home

- Plethora Of Original Charm and Features

- Large 0.35 Acre Corner Plot

- Four Bedrooms

- Three Bathrooms Including Two En-Suite Shower Rooms

- Beautiful Landscaped Gardens

- Additional Private Woodland Perfect For Family Fun

- One Of Wilmslow's Most Exclusive Residential Roads



Nestled on one of Wilmslow's most exclusive residential roads close to Wilmslow town centre, The Carrs Park and excellent schools, this handsome 1930s bay-fronted detached family home offers a rare and exciting opportunity. The property boasts a pleasant blend of period elegance and modern comfort with generous room sizes and well-maintained accommodation. Set behind a sweeping driveway with ample parking, the property stands proudly within a generous 0.35 acre corner plot with mature enveloping gardens which gives excellent potential to extend and develop the property further whilst presenting a striking façade with original features including feature bay-windows, intricate brickwork, stained glass windows and an inviting portico entrance. Stepping inside, you are greeted by a welcoming hallway with downstairs WC, hardwood flooring and a classic staircase. The living accommodation is thoughtfully arranged to maximise both space and natural light, with a formal 25ft living room featuring a beautiful bay window, feature fireplace and delightful leafy views over the enveloping gardens. In addition there is a separate sitting room perfect for entertaining with bay-window and log burning stove. The contemporary dining kitchen is appointed with bespoke cabinetry, granite worktops, and premium integrated appliances, while a separate utility room and cloakroom add further practicality. Upstairs, four double bedrooms provide comfortable family living, with the principal and guest bedrooms both benefitting from refitted en-suite shower rooms. A well-appointed modern family bathroom serves the remaining two bedrooms.

The outside space is equally impressive, with beautifully landscaped gardens wrapping around the property to provide a tranquil and private setting. A large stone terrace offers the perfect spot for al fresco dining or summer gatherings, overlooking sweeping lawns interspersed with mature trees, colourful borders, and established hedging that ensures seclusion. To the side, a delightful private woodland (included within the title) provides a magical space for family adventures, children's play, or simply enjoying the natural surroundings. The grounds are designed for both relaxation and recreation, with ample space for outdoor activities, gardening, or simply unwinding in the dappled shade. Additional features include a single garage with power and lighting. This unique home offers a rare opportunity to enjoy refined family living in one of Wilmslow's premier addresses, combining period character, modern convenience, and an exceptional outdoor environment.

LOCATION

Conveniently situated within walking distance of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsbury's. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 5DJ

TENURE

Freehold (subject to verification by solicitors).

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

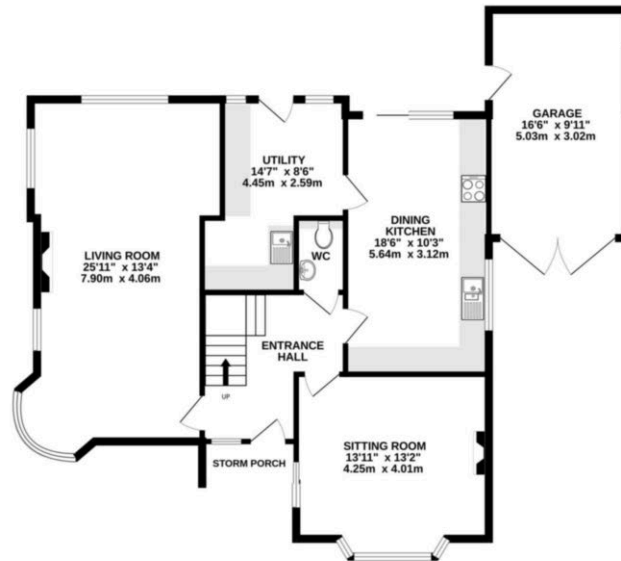
Cheshire East. Property Band: G

VIEWING

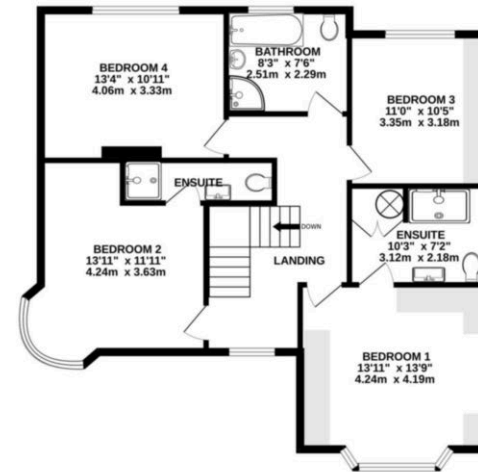
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

GROUND FLOOR
1096 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 1999 sq.ft. (185.7 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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