



**GASCOIGNE
HALMAN**

8 POWNALL ROAD, WILMSLOW SK9 5DR

THE AREAS LEADING ESTATE AGENT

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Guide Price: £1.475 Million

A handsome 1930's detached family home situated on one of Pownall Parks most sought-after residential roads boasting five bedrooms, three bathrooms, a superb living-dining kitchen and beautifully landscaped private gardens.





OVERVIEW

Handsome 1930's Detached Family Home

Highly Sought-After Pownall Park Location

Close To Wilmslow Town Centre And Reputable Schools

Beautifully Presented And Tastefully Extended Accommodation

Superb Living-Dining Kitchen With Central Island

Living Room With Inglenook And Log Burning Stove

Five Double Bedrooms And Three Modern Bath/Shower Rooms

Beautifully Landscaped Garden With Patio and Mature Borders

Gardens Offering a High Degree of Privacy

Integral Garage

Ample Driveway Parking With 3 Pull-up Security Posts



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This handsome 1930s detached family home enjoys a prime position on one of Pownall Parks most exclusive residential roads, just a short walk from Wilmslow town centre and train station and only moments from the reputable Pownall and Gorsey Bank primary schools.

The property has been lovingly maintained and enhanced by its current owners and boasts beautifully presented accommodation throughout, blending period charm with modern luxury and has been tastefully extended to create a superb modern living environment.

Upon entering through the front porch, you are greeted by a stunning stained glass window opening to a large and welcoming entrance hallway with useful under stairs cloaks cupboard and stairs leading to the first floor.

To the front of the property is a good-size sitting room and a separate well-appointed and spacious living room, featuring an attractive inglenook fireplace with a log burning stove perfect for cosy evenings with the family. Double doors lead through to the separate dining room which could also be used as a play room with its direct access to the kitchen and also boasts sliding doors opening to the rear garden.

To the rear of the ground floor is the true heart of the home offering a stunning open-plan living-dining kitchen, fitted with high-quality contemporary units, a central island, premium integrated appliances, Velux windows and modern floor to ceiling sliding doors which open onto the rear patio making it perfect for modern day living and entertaining.

The ground floor also benefits from a useful utility room, a guest WC, and direct access to the integral garage.

Upstairs there are five generously proportioned double bedrooms, including a principal suite with a stylish en suite shower room, as well as two further modern bath/shower rooms to cater for family and guests alike. The property's thoughtful layout and high-quality finishes ensure comfort and flexibility for a growing family.

The outside space is equally impressive, with a beautifully landscaped garden providing an oasis of peace and privacy. Mature borders & established planting create a lush backdrop, while a large patio area offers the perfect setting for al fresco dining and summer gatherings. The garden has been carefully designed for ease of







maintenance, and to enjoy its beauty throughout the seasons.

To the front of the property, there is ample driveway parking for several vehicles, enhanced by three pull-up security posts for added peace of mind. The integral garage provides secure storage or additional parking, and the overall plot is set well back from the road, ensuring a high degree of privacy.

The property enjoys easy access to Wilmslow tennis and rugby clubs respectively as well as pleasant walks towards Quarry Bank Mill and The Carrs Park.

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 Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

Within walking distance of the property are Pownall Hall School, Pownall Park Tennis Club and Wilmslow Rugby Club together with areas of natural beauty such as Lindow Common and The Carrs Park with walks through to Styal Mill.

DIRECTIONS

Sat-Nav: SK9 5DR

TENURE

Freehold (subject to verification by solicitors).

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East. Property Band: G

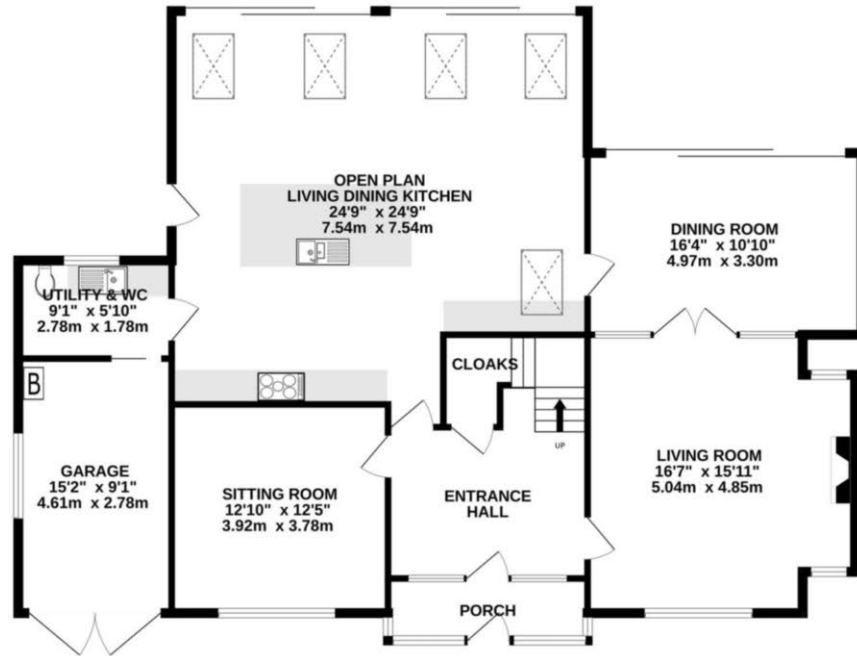
VIEWING

Viewing strictly by appointment through the Agents.

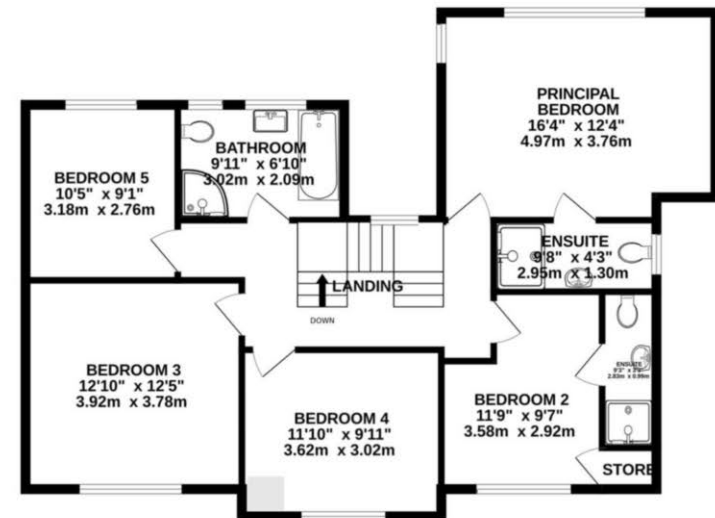


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



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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WILMSLOW OFFICE

01625 536 434

wilmslow@gascoignehalman.co.uk

40 Alderley Road, Wilmslow, Cheshire, Wilmslow, SK9 1NY

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