



**GASCOIGNE
HALMAN**

LITTLE GABLES, 56 ADLINGTON ROAD, WILMSLOW
SK9 2BJ

THE AREAS LEADING ESTATE AGENT



LITTLE GABLES, 56 ADLINGTON ROAD, WILMSLOW SK9 2BJ

£1.395 MILLION

Little Gables is a distinctive detached family home set in approx 0.6 acres of beautiful private grounds with stunning elevated views over the Bollin Valley with four bedrooms and two bathrooms.

- Detached Property With Extensive Landscaped Garden and Private Driveway
- Modern Kitchen with Integrated Appliances
- Open-Plan Living and Dining Area
- French Doors and Large Windows with Garden Access
- Modern Bathrooms with Walk-In Showers
- Multiple Outdoor Seating and Patio Areas
- Fireplace and Wood-Burning Stove
- Mature Trees and Landscaped Greenery





Set within one of Wilmslow's most desirable residential locations, Little Gables represents a rare and exciting opportunity to acquire a substantial and characterful family home occupying approximately 0.6 acres of mature private grounds and an outstanding elevated position with far reaching views across the Bollin Valley towards the Peak District National Park.

Approached via a long private sweeping driveway, the property sits discreetly within its own private grounds, surrounded by mature trees and established landscaping that create a wonderful sense of seclusion and privacy. The elevated position affords spectacular open views with the distant ridges of the Peak District providing a dramatic backdrop throughout the seasons.

The accommodation extends to approximately 2719 Sq Ft and is arranged by an impressive vaulted entrance hallway with cloaks and wc, four double bedrooms with the main two bedrooms enjoying their own separate wing, both with bespoke fitted wardrobes and the main bedroom boasting French doors that open direct onto the rear patio and gardens. Both bedrooms are served by a stylish refitted family bathroom with both bath and separate shower facilities. A further two double bedrooms also enjoy their own private wing and are served by a contemporary refitted shower room with stylish fittings and tiling.

The property offers three good-size reception rooms, designed to maximise the connection between the house and its exceptional setting. The 23 ft living room with feature fireplace enjoys dual sets of French doors which give delightful views over the extensive rear garden and beyond and gives access to the separate dining room, again with French doors onto the patio and boasting stunning views to the rear. A large country style sitting room boasts an exposed brick fireplace with a gas log burner effect fire and attractive parquet wooden flooring. A refitted modern breakfast kitchen boasts a range of quality units with premium integrated appliances, oak worktops and appealing American Oak Amtico laminate flooring.

Architecturally the property displays strong Arts and Crafts influences, characterised by steep gables, varied rooflines and attractive period detailing, creating a home of considerable character and presence. The property has evolved over time into a highly individual residence that sits proudly within its mature landscape setting.

Externally the grounds and gardens are particularly special, extending to approximately 0.6 acres, they provide expansive lawns, mature specimen trees and multiple areas perfect for outdoor entertaining, all benefitting from a remarkable degree of privacy with the main patio offering an exceptional vantage point from which to enjoy the far-reaching views across Cheshire's most attractive countryside. The plot also lends itself to further development subject to the relevant permissions.

Adlington Road remains one of Wilmslow's most exclusive and prestigious addresses, renowned for its substantial detached family homes, mature surroundings and convenient access to Wilmslow town centre, Manchester Airport and excellent schooling.

Little Gables offers a rare and exciting combination of character, privacy, mature grounds and breathtaking views in one of Cheshire's most sought-after residential locations.

LOCATION

Conveniently situated within easy reach 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.

DIRECTIONS

Sat-Nav: SK9 2BJ

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.

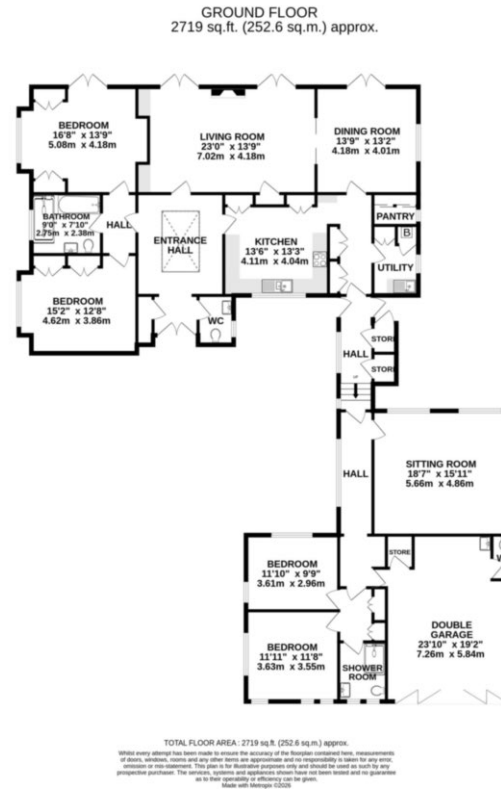
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



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