



**GASCOIGNE
HALMAN**

14 THE CIRCUIT, WILMSLOW SK9 6DB

THE AREAS LEADING ESTATE AGENT



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Guide Price: £575,000

A beautifully extended 1930s semi-detached home with an exceptional mature garden, tucked away within a quiet cul-de-sac in one of South Wilmslow's most desirable locations.

- Beautifully Extended 1930s Semi-Detached Home
- Exceptional Mature South-Westerly Facing Garden
- Quiet Cul-de-Sac Position in South Wilmslow
- Extended Open-Plan Kitchen, Dining & Living Space
- Walking Distance to Chapel Lane Independent Shops
- Close to Woodland Walks, Lindow Common & Lindow Moss
- Highly Regarded Schools Nearby
- Off-Road Parking with EV Charging Point





Set behind mature hedging on a tree-lined street, this attractive bay-fronted home offers a rare combination of character, contemporary living space and an established garden that has been carefully cultivated to create a private haven for wildlife, birds and pollinators.

The house has been thoughtfully improved throughout whilst retaining the charm expected of a 1930s property. A welcoming hallway with herringbone flooring and original doors lead to a cosy front sitting room centred around a fireplace and bay window. Bespoke shelving and striking wallpaper create an elegant reception space, equally suited to relaxing evenings or entertaining.

To the rear, the house opens into a superb extended kitchen, dining and living space designed around everyday family life. Featuring a vaulted ceiling, central island, integrated appliances, log-burning stove and French doors to the garden, this light-filled room forms the heart of the home and enjoys lovely views over the planting beyond.

A downstairs cloakroom with underfloor heating and useful under-stairs storage complete the ground floor.

Upstairs are two attractive double bedrooms, both benefitting from quality fitted wardrobes and pleasant outlooks. The principal bedroom enjoys views over the rear garden, whilst the second bedroom features a characterful bay window overlooking the mature lime tree to the front. A third bedroom is currently arranged as a home office with fitted desk and storage, providing an ideal workspace for those working from home. The stylish family bathroom includes underfloor heating along with practical built-in cabinet and vanity storage. Access to a useful boarded loft is provided via an integrated loft ladder.

Externally, a private driveway provides offroad parking and is equipped with an EV charging point.

To the rear, the garden is a particular feature of the property and offers a level of maturity rarely found. South-westerly facing and enjoying excellent privacy, it has been lovingly developed over many years with carefully chosen planting designed to attract birds, bees and other pollinators.

Distinct areas include a large entertaining terrace, productive vegetable garden, summerhouse, garden shed and a secluded lawn framed by mature trees and established borders. The fertile sandy soil supports an exceptional range of plants, flowers and shrubs, creating year-round interest and a wonderful sense of enclosure.

LOCATION

Despite its peaceful setting, the property enjoys excellent access to local amenities. The independent shops of Chapel Lane are close by and offer a butcher, fishmonger, artisan bakery, florist, convenience store, coffee shop, pub, hairdresser and other everyday essentials. Families are particularly well served by a number of highly regarded schools, with local primary schools within walking distance.

Wilmslow town centre lies a little further beyond, providing an extensive range of shops, cafés and restaurants together with Wilmslow railway station, offering direct services to Manchester in around 15 minutes and London in approximately two hours via the West Coast Main Line. Manchester Airport is also conveniently close by.

What makes this location particularly special is the ease with which residents can step from town into nature. Woodland walks can be enjoyed directly from the doorstep, while nearby Lindow Common and Lindow Moss provide beautiful open space, rich wildlife habitats and a unique sense of countryside living seldom found so close to such excellent transport links

DIRECTIONS

Sat-Nav: SK9 6DB

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.

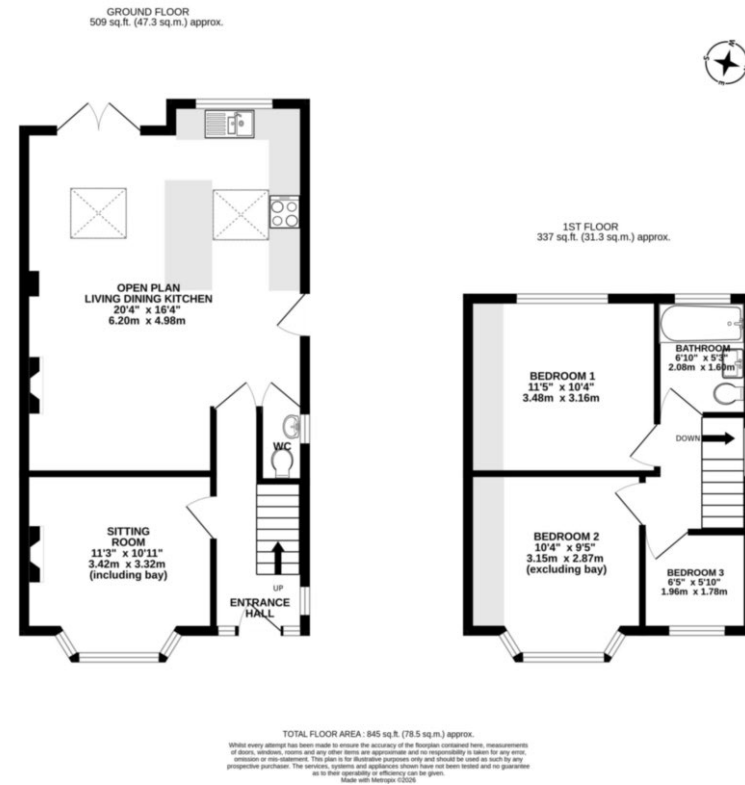
LOCAL AUTHORITY

Cheshire East. Property Band: D

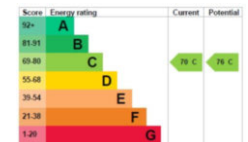
VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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