



Greengarth One Oak Lane, Wilmslow

Wilmslow

£1,350,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Greengarth One Oak Lane

Wilmslow, Wilmslow

Greengarth is an individually designed and beautifully presented detached family home occupying a private gated plot on one of Wilmslow's finest residential locations close to the picturesque Bollin valley.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Individually Designed Detached Family Home
- Spacious And Stylish Accommodation
- Three/Four Reception Rooms
- Private Gated Plot
- Four Double Bedrooms
- Impressive Principal Suite With Dressing Room And Luxury En-Suite
- Three Bathrooms Including Two En-Suites
- Double Garage
- One Of Wilmslow'S Finest Residential Locations
- Close To The Picturesque Bollin Valley And Local Amenities



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Wilmslow, Wilmslow

Greengarth is an attractive modern detached residence boasting spacious (3174 Sq Ft) and stylish accommodation complemented by a generous and private plot located on the prestigious One Oak Lane on the outskirts of Wilmslow town centre close to beautiful country walks as well as easy access to all local amenities and excellent transport links.

Internally the property offers an impressive entrance hallway, generous in size with tiled flooring and grand central staircase leading to the attractive galleried landing, underfloor heating and integrated Bluetooth speakers make this a space you can be creative with. To the ground floor the property boasts underfloor heating throughout and comprises ; large living room with French doors opening to the rear garden, a drop-down cinema screen, ceiling mounted projector and built-in surround sound transforms this daytime living room into a cosy evening lounge for the perfect night in.

The large eat-in kitchen boasting Farrow and Ball painted units is truly the heart of the home, complemented by a Rangemaster, Quettle hot & filtered cold boiler tap and integrated appliances. This lovely space opens into a family room/dining area, perfectly situated family tea or a more formal dinner. Access to the garden through patio doors from the dining room or the stable door from the kitchen.

One Oak Lane is a small enclave of individual homes with no passing traffic making it the perfect peaceful haven for any household. Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good





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In addition there is a good-size gym/yoga studio with mirrored wall, wall mounted TV and integrated Bluetooth surround sound making this another versatile space.

A large room overlooking the large private front gardens with double doors leading into the lounge is a space currently used as a modern home office but for those looking for a formal dining room, this is ideal.

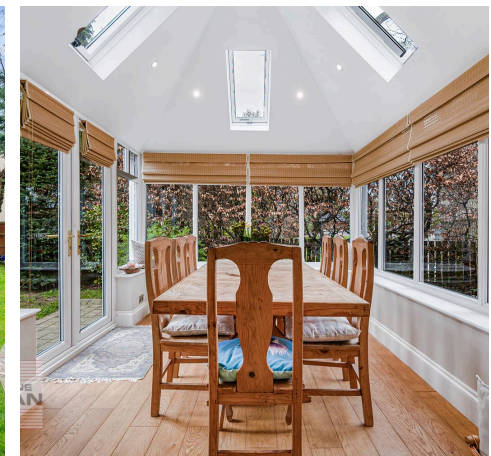
A bespoke utility room with new boiler, large pet shower, ample storage with plenty of space for white goods and a butler sink was recently installed.

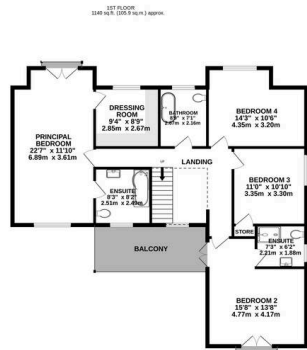
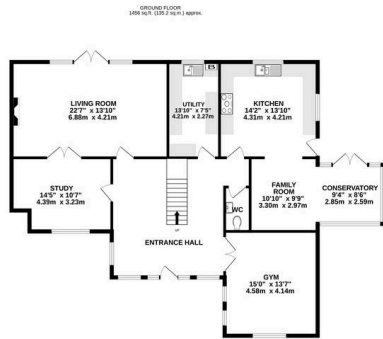
A stylish downstairs WC rounds up the ground floor.

To the first floor the galleried landing gives access to the four double bedrooms, the principal suite boasting its own private dressing room (originally a nursery) and luxury en-suite bathroom with pleasant views to the front and Juliet balcony to the rear. This room also benefits from integrated Bluetooth speaking. Bedroom two is impressive with an attractive vaulted ceiling, stylish en-suite shower room and direct access to the private balcony which offers delightful tree top views towards the Bollin Valley.

A contemporary family bathroom serves the remaining two bright double bedrooms.

Externally the property is approached via electric gates to the front opening to a spacious driveway providing off-road parking for multiple cars and access to the double garage with useful first floor storage/room with two generous private lawned areas to the front, whilst to the rear there is an attractive back garden, mainly laid to lawn with well-stocked raised beds, bordered by a beautiful beech hedge creating a private space with patio area





TOTAL FLOOR AREA : 3174 sq. ft. (294.8 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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