



5 Wych Lane, Adlington
Macclesfield

Guide Price £1,000,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

5 Wych Lane

Adlington, Macclesfield

A beautifully presented and generously proportioned five-bedroom detached family home, occupying a peaceful semi-rural position and enjoying stunning views over open farmland to the rear.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- FIVE BEDROOM DETACHED FAMILY HOME
- PEACEFUL SEMI-RURAL SETTING BACKING ONTO FARMERS FIELDS
- GENEROUS AND VERSATILE ACCOMODATION
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- MATURE LANDSCAPED GARDENS
- STUNNING VIEWS TO THE REAR
- OPEN PLAN LIVING SPACE



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Constructed of brick with rendered elevations, this handsome detached residence occupies an enviable position in Adlington, offering the perfect balance of countryside living and convenience. The property enjoys a tranquil setting backing directly onto open fields, whilst remaining within easy reach of excellent transport links, local amenities and highly regarded schools, making it an ideal family home.

Inside, the house offers spacious ground floor accommodation which is centred around a welcoming entrance hall and comprises a versatile study/library, guest WC and a superb dual-aspect living room featuring a charming solid fuel fireplace and French doors opening onto the rear terrace. The heart of the home is undoubtedly the well-appointed breakfast kitchen, fitted with a comprehensive range of units and integrated appliances, which flows seamlessly into the breakfast room and separate dining room, creating an ideal layout for both family living and entertaining. A generous utility room provides additional storage and practical space, together with internal access to the double garage.



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To the first floor, a spacious landing gives access to five well-proportioned bedrooms, including an impressive principal suite with fitted wardrobes, countryside views and a contemporary en-suite shower room. Four further bedrooms are served by the family bathroom, whilst a separate boiler room provides useful additional storage. The property further benefits from double glazing throughout, gas central heating and underfloor heating in both bathrooms.

Externally, the property enjoys attractive and beautifully maintained gardens, perfectly complementing its idyllic setting. To the front, a Tarmacadam driveway provides ample off-road parking and access to the double garage, whilst a lawned garden is enclosed by mature hedging and fencing. The delightful rear garden can be accessed from both sides of the property and features a large paved terrace, partly covered and ideal for outdoor entertaining, together with extensive lawns, a timber playhouse and well-stocked beds containing a variety of mature shrubs, specimen trees and fruit trees. A winding pathway leads to a productive vegetable garden with raised beds, potato barrels, composting area and greenhouse, creating a wonderful rural backdrop and a true sense of countryside living.

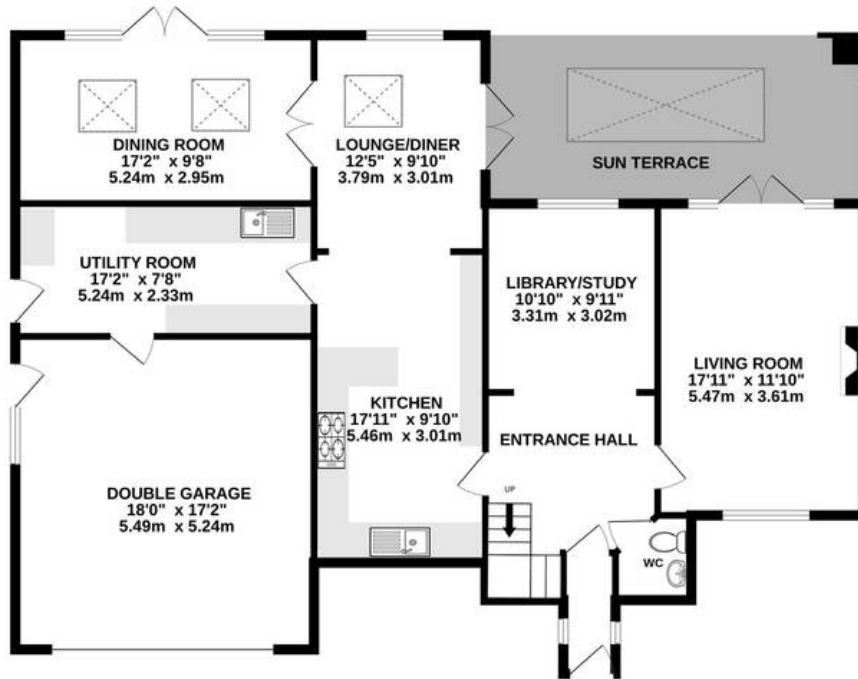




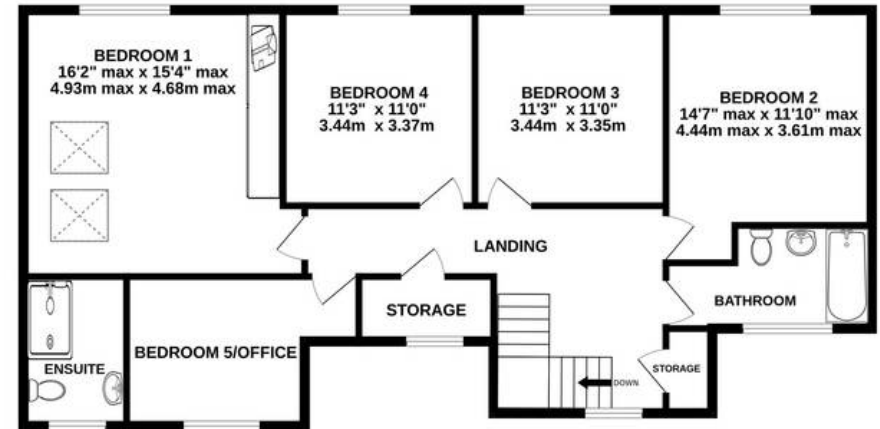




GROUND FLOOR
1363 sq.ft. (126.7 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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