

5 BLETCHLEY PARK WAY

ADLINGTON ROAD
WILMSLOW • CHESHIRE



savills





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Fabulous newly built residence with impressively upgraded specification

Wilmslow Station: 1 mile (Manchester Piccadilly from 22mins , London Euston 1hr 54m), Wilmslow: 1.5 miles, Alderley Edge: 2.5 miles, Handforth Dean: 3 miles, Manchester Airport: 6 miles, City Centre: 13 miles

Five bedrooms including three first floor en suite bedrooms

Dressing room to master suite

Two second floor bedrooms with further bathroom

Upgraded living kitchen opening to garden room

Two large reception rooms

Study, utility room, cloaks with w.c.

Double garage, landscaped gardens, gated driveway with parking area

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SITUATION

This impressive new home stands within immaculately landscaped gardens overlooking a green to the front within the new Bollin Park development set off one of Wilmslow's most sought after roads. Only a mile from the thriving town centre with its restaurants, excellent shopping, railway station, leisure centre and High School. Waitrose and Sainsbury are in the town with Marks and Spencer at Handforth Dean. John Lewis are at Cheadle, only a short drive away.

Wilmslow schools are well regarded in the state sector and Wilmslow Preparatory School and Pownall Hall are good private junior schools, with Alderley Edge School for Girls and The Ryleys in Alderley Edge a couple of miles away.

The area abounds with golf courses, leisure facilities and country walks, especially in the Bollin Valley a short stroll away. For those who enjoy the countryside The Edge at Alderley Edge and The Peak National Park are a pleasant and short drive away.

Access to the commercial centres of the north west by road or rail is easy via Wilmslow train station and the A34. London Euston is under 2 hours by train and Manchester International Airport is a 15 to 20 minute drive.

DESCRIPTION

Set at the head of a gated driveway with a pleasant open aspect over a green to the front, this double fronted new build house has been significantly upgraded in specification by our fastidious clients.

The 'Gold Edition' System Live 7 intelligent home system is installed allowing iPad/iPhone control of the integrated sound system and viewing of CCTV security remotely. Discrete internal and garden speakers and control pads are included to all floors. Plantation shutters are fitted. The kitchen has upgraded and extended cupboards and Silestone surfaces to both the kitchen and utility rooms, top quality Neff appliances, induction hob, wine fridge and integrated fridge and freezer.

The bathrooms are similarly upgraded with wall hung wash hand basins, remotely controlled showers, Bluetooth bathroom cabinet mirror speakers and impressive tiling and the flooring throughout has been upgraded.

With its top notch interior design our clients would consider a 'Turn Key' sale to include all furnishings, fixtures and fittings.





ACCOMMODATION

The property is arranged over three floors and is perfect for modern living. The front door opens to a spacious galleried hall with an oak, glass and stainless steel staircase. Oak finish doors lead to the rooms off including a cloakroom to the front. The study stands on the left hand side, off the hall and has a bay window overlooking the green.

The dining room lies off the right of the hall and would equally well serve as a separate sitting room or playroom, having a service door leading off the kitchen.

The living room lies to the rear of the study with a door from the hall and has a fireplace recess fitted with a log burning stove and bi-fold doors opening to the rear gardens. The family kitchen extends across the rear of the property and opens into a lovely garden room, glazed to three sides with bi-fold doors opening to the gardens and terrace. Perfect for alfresco entertaining with concealed outdoor speakers and a barbeque area. The kitchen is well appointed and significantly upgraded with quality Neff appliances.

There are three generous double bedrooms suites on the first floor, all with well appointed en suite bathrooms and a bath and separate shower to the master suite, in addition to a fitted dressing room.

On the second floor the landing leads to two further double bedrooms which share a house bathroom with a separate bath and shower. Both bedrooms have access to good under-eaves storage areas.

The double garage has a loft storage area, twin electric doors and a good sized block paved parking area for up to 6 vehicles secured by a pair of automated security gates. The gardens to the front have park fencing forming the boundary with the green and the rear gardens are superbly landscaped with an imaginative design maximising the space and requiring little maintenance, with Astroturf lawns and shrubby borders.

The property benefits from a 10 year NHBC guarantee.

DIRECTIONS

From Wilmslow centre head past the railway station on Macclesfield Road and at the junction with Adlington Road turn left and proceed for about ½ mile where the entrance to Bollin Park will be found on the left hand side.

GENERAL REMARKS

LOCAL AUTHORITY

Cheshire East 0300 123 5500

LEASEHOLD

Residue of 999 yrs

SERVICES

All mains services are connected

VIEWING

Strictly by appointment with Savills on 01625 417450.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared April 2016

Energy Efficiency Rating	
Current	Potential
100% energy efficient - lowest running costs	
A	B
85-92	79
100% energy efficient - lowest running costs	
B	A
81-84	87
100% energy efficient - lowest running costs	
C	B
75-80	81
100% energy efficient - lowest running costs	
D	C
69-74	75
100% energy efficient - lowest running costs	
E	D
63-68	69
100% energy efficient - lowest running costs	
F	E
57-62	63
100% energy efficient - lowest running costs	
G	F
51-56	57
100% energy efficient - lowest running costs	
H	G
45-50	51
100% energy efficient - lowest running costs	
I	H
39-44	45
100% energy efficient - lowest running costs	
J	I
33-38	39
100% energy efficient - lowest running costs	
K	J
27-32	33
100% energy efficient - lowest running costs	
L	K
21-26	27
100% energy efficient - lowest running costs	
M	L
15-20	21
100% energy efficient - lowest running costs	
N	M
9-14	15
100% energy efficient - lowest running costs	
O	N
3-8	9
100% energy efficient - lowest running costs	
P	O
1-2	3

England & Wales EU Directive 2002/91/EC

5 BLETCHLEY PARK WAY

APPROXIMATE GROSS INTERNAL AREA 256.50SQ M / 2761SQ FT





