



**GASCOIGNE
HALMAN**

WYCH LANE, ADLINGTON

THE AREAS LEADING ESTATE AGENT



WYCH LANE, ADLINGTON

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.

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. 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.





GROUNDS

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.

LOCATION

The immediate area is of an attractive, established semi-rural nature with some fantastic vistas made available over the surrounding countryside in this elevated position. Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester & London. Adlington's well regarded primary school is also just a short drive away. Prestbury, Wilmslow, Macclesfield and Poynton located nearby offer more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. Manchester International Airport and the motorway network are within 20 minutes' drive away by car.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

TENURE

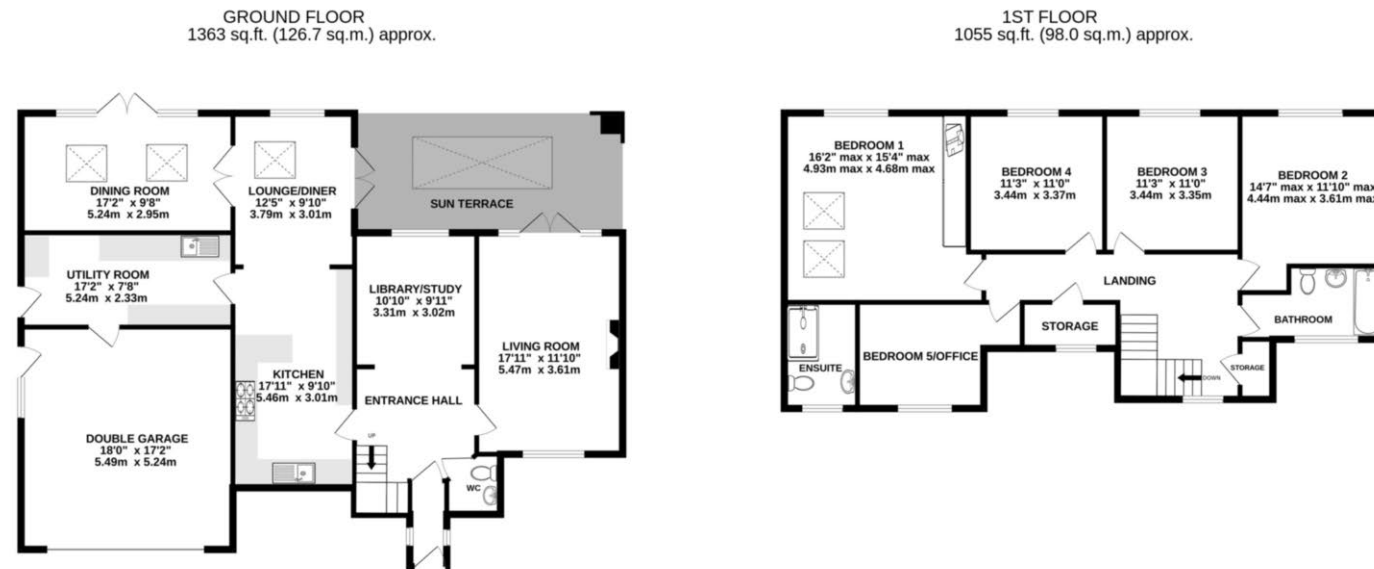
Leasehold

Lease Expiry: 08/07/2953 Ground Rent: £12.50 per year

POSTCODE

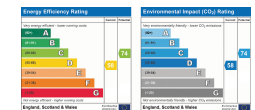
SK10 4NB

FLOORPLAN AND EPC



TOTAL FLOOR AREA : 2419 sq.ft. (224.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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