



Dean Row Road, Wilmslow, SK9 2BY.
£1,795,000

Whittaker Est. 1930
& Biggs

Dean Row Road,

Wilmslow, SK9 2BY.

We are extremely proud to introduce to the market this individually designed home. Having over 3,800 square feet of luxurious accommodation split over three floors to include five double bedrooms, four reception rooms & three opulent Villeroy & Boch bathrooms. This immaculately presented home offers purchasers the opportunity to acquire a substantial lifestyle property with all the attributes that one would expect from a grandiose home of this calibre.

Nestled within a generous plot extending to approximately 3/4 acre of private wrap around landscaped gardens, which are simply delightful, & one of the alluring features of this wonderful home. We promise you will not be disappointed, the property is complemented by decadent styling & many quality extras & finishes, creating the ideal home for the discerning purchaser looking for a harmonious balance of luxury living within the heart of the affluent location of Wilmslow.

Upon arrival at the electric gates, you are permitted entry via the intercom security system leading you into an attractive cobbled, sweeping in & out driveway with an additional entrance/exit for easy accessibility. The vendors impeccable taste is evident throughout, having the accolade of being featured several times in the prestigious HELLO magazine, as recently as this year.

This aesthetically pleasing property has been architecturally designed with influences by pioneer architect Charles Vausey. Whilst standing at the picturesque, covered entrance porch you'll gaze in wonderment at the surroundings and first glance of



Reception Hallway



Formal Lounge



Inglenook Fireplace

the magnificent reception hallway. The hallway creates an immediate impression, not only by virtue of its sheer size & high specification, but its striking statement staircase, providing the perfect backdrop for formal entertaining. Our vendors have hosted many gatherings as the room can easily accommodate guests with immediate access to the fantastic sized games room, which of course could be repurposed as a formal dining room.

For those working from home, there is a further reception room which can be utilised as an office, music room or even a ground floor bedroom if required. However, the detached double garage would also be perfect for those looking to incorporate working from home. The garage has been sound proofed to create a no expense spared music studio, where you can sing in your highest octave without fear of disturbing your neighbours. Alternatively, this impressive room could easily be converted into annex accommodation, subject to approval. There is plumbing, full electrics, equipped kitchenette area & W.C. For those requiring a working garage, conversion is possible although there is additional space to the side for vehicles, without obstructing the driveway.

To the heart of the home there is a truly impressive open plan living kitchen which is light & airy courtesy of its triple roof lanterns & French doors allowing immediate access to the breath-taking grounds, its adjoining dining area & open plan lounge create a relaxed setting which is extremely on trend & perfect for modern family living. The kitchen is furnished with a range of bespoke solid wood units complimented by luxury granite worktops, further enhanced with a range of quality integral Neff appliances. Serving the kitchen is a separate utility room with matching bespoke units. For convenience there is a separate W.C, via the reception hall fitted with a Villeroy & Boch suite.

The formal lounge is a truly delightful room, complete with feature inglenook fireplace creating a cosy ambience during the winter months. Leading from the lounge via double doors is an exciting Media/Cinema room which of course offers versatile use. This room is a real asset to the home and an often requested feature of high calibre properties.

The first floor is equally impressive with its feature Galleried landing & five double bedrooms over the 1st & 2nd floor. There are three luxurious Villeroy & Boch bathrooms, each with their own individual styling including sumptuous freestanding baths, double width shower cubicles plus a luxurious combination steam & shower. Worthy of mention must be the master suite which includes a decadent bathroom with pedestal bath, twin wash hand basins and a double width luxury shower. There is an exceptional dressing room having bespoke wardrobes furnished internally cleverly designed with a multitude of storage solutions.

The third floor offers privacy having a completely self-contained floor complete with a superb & useable landing having triple storage cupboards. There are two further bedrooms to this floor each with partially vaulted ceilings & luxury bathroom serving the two rooms. This floor also offers potential to create an



Cinema/Media Room



Dining/Games Room



Study Room

additional master bedroom/self-contained suite by amalgamating both bedrooms if desired. Rarely does a property of this size allow so much storage, there are storage cupboards on each floor which is a welcomed extra for all purchasers.

Once outside your able to take in the beautiful surrounding gardens & rear aspect of the property which is most impressive. The grounds have been professionally landscaped & maintained, fashioned with an assortment of established plants, mature trees and feature borders adjoined by luscious, manicured lawns and an extensive, upgraded composite decked patio with adjoining glazed panels creating a stylish & contemporary look. The grey decked patio enjoys total privacy & houses the Jacuzzi hot tub which is available by separate negotiation. The grounds also benefit from exterior lighting which illuminate the property beholding an impressive sight come dusk.

This magazine copy home will appeal to a variety of purchaser, which must be viewed to appreciate the luxury & style, extensive accommodation & picturesque gardens on offer.

Accommodation

The property has a Bluetooth connectable Bose sound system throughout the entire property. There's also a full security & alarm system including 24 hour CCTV (subject to a monthly subscription) & surround security cameras.

Covered Entrance Porch

Having feature curved stone archway, Indian stone paving. Courtesy lighting.

Reception Hall

A superb sized reception hallway having an open staircase giving access to the galleried landing. Tiled flooring, ornate front entrance door with window to side aspect. Radiator concealed by a bespoke oak cabinet. Storage cupboard.

Ground Floor Cloaks

Having a modern and luxurious Villaroy & Boch counter top wash hand basin with mixer tap over, vanity storage below, W.C. Chrome heated towel radiator, recessed lighting to ceiling, fully tiled travertine walls.

Formal Lounge 21' 8" x 1801' 2" (6.60m x 549m) into bay

A generous size lounge having double doors giving access into the separate cinema room. Feature inglenook statement fireplace with recessed lighting, dual aspect inset windows & stone surround with a modern living flame gas fire to chimney breast creating the rooms main focal point. Radiators concealed by bespoke cabinets, hardwood feature bay window to front aspect. Ornate coved ceiling.

Cinema/Media Room 17' 1" x 14' 1" (5.21m x 4.29m)

A versatile room adjoining the main lounge currently utilised as a cinema room. Having Hardwood double glazed windows to side and rear aspect, Hardwood double glazed French doors giving access to the rear patio. Glazed rooflight



to ceiling. Hardwood flooring, ornate coved ceiling. Please note that the cinema and media equipment are available subject to separate negotiation.

Study Room 15' 8" x 10' 10" (4.78m x 3.30m)

Fantastic size room offering versatility as an office, play room or alternative ground floor bedroom. Having Hardwood double glazed window to front aspect, radiator concealed by a bespoke oak cabinet. Varnished oak flooring, ornate coving to ceiling.

Dining Room/Games Room 15' 10" x 14' 9" (4.83m x 4.50m)

This multifunctional room is currently utilised as a games room, perfect for entertaining having bespoke fitted bar, drinks storage cabinet and wine chiller. Hardwood double glazed window to front and side aspect, radiators concealed by bespoke oak cabinetry. Varnished oak flooring, ornate coving to ceiling.

Open Plan Living Kitchen 36' 2" x 15' 9" (11.02m x 4.80m) overall measurement

This extensive Open Plan living kitchen is located at the rear of the property having views over the rear grounds. There are (newly replaced June 2021) triple roof lanterns allowing optimum light into the kitchen and living dining area, in cohesion to the rear hardwood windows & Upvc French doors. The kitchen is perfectly designed to incorporate family living having a defined & relaxed dining area, complete with adjoining family lounge, ideal for informal entertaining. The kitchen is furnished with a comprehensive range of bespoke solid wood units complimented by contrasting granite worktops & range of quality Neff appliances, including dishwasher & microwave. Feature Recess for a Range style cooker. Concealed extractor over, splash back tiling & incorporating spice cupboard. Space & recess for an American style fridge freezer with wine rack over. Double Belfast style sink having mixer tap over, tiled flooring to kitchen and dining area. Central matching island with incorporating storage and black granite worktop. Recess lighting to ceiling. Radiator concealed by bespoke oak cabinet, ornate coving to ceiling. Step leading down into the Incorporating family lounge, having varnished hardwood floor, hardwood Upvc windows to rear aspect, T.V point. Radiator.

Utility Room 9' 11" x 6' 6" (3.02m x 1.98m)

Having a range of matching bespoke solid wood units with contrasting granite worktop over incorporating a Belfast sink with mixer tap over. Larder unit. Plumbing for washing machine space for tumble dryer, cupboard concealing gas-fired central heating boiler. Hardwood double glazed bay window to side aspect, tiled floor.

First Floor Galleried Landing

Having a bespoke feature staircase. Stairs to 2nd floor suite. Hardwood double glazed window to front aspect, ornate coving to ceiling. Airing cupboard concealing hot water cylinder. Separate linen storage cupboard.

Master Suite

luxurious master suite having an adjoining en suite and a separate dressing room.

Bedroom 18' 10" x 14' 11" (5.74m x 4.55m)

Bedroom having Hardwood double glazed window to front aspect, radiator, ornate coving to ceiling.



Dressing Room 3' 0" x 3' 0" (0.91m x 0.91m max)

Dressing Room having an extensive range of bespoke fitted wardrobes furnished internally with shelving, hanging rails and bespoke storage & drawers. Matching dressing table, radiator, recess lighting & ornate coving to ceiling.

En Suite Bathroom 18' 8" x 7' 3" (5.69m x 2.21m)

Superbly spacious en suite Bathroom having a luxurious Villeroy and Boch suite, comprising of twin wash hand basins, raised platform free standing bath with central telephone style mixer tap & shower attachment. Fully enclosed Villeroy & Boch luxury shower cubicle with multi function steam & dual shower, multi positioned jets, incorporating seating, touch controls, Bluetooth & media sound. Fully tiled walls & floor, hardwood double glazed window to rear aspect, recess lighting to ceiling, chrome heated towel radiator.

Bedroom Two 15' 1" x 13' 0" (4.60m x 3.96m)

Having Hardwood double glazed window to front aspect, radiator.

Bedroom Three 13' 0" x 12' 4" (3.96m x 3.76m)

Having Hardwood double glazed window to the rear aspect overlooking the rear grounds, radiator.

Luxury Family Bathroom

Spacious and luxurious bathroom suite by Villeroy and Boch having a freestanding raised wooden plinth bath With central mixer tap and deck mounted shower attachment. Separate enclosed double width walk-in shower cubicle With clear glazed shower door & multi jet shower having a rainfall shower head & additional shower attachment. Fully tiled travertine walls and floor, extractor fan, recess lighting to ceiling, chrome heated towel radiator. Hard with double plays window to rear aspect.

Second Floor Landing

Having a turn flight staircase from the first floor with Hardwood double glazed window to the rear aspect. Self contained floor having a spacious Open Plan landing currently utilised as a fitness gym. Triple storage cupboards each with automatic sensor lighting.

Bedroom Four 15' 1" x 12' 1" (4.60m x 3.68m) max

Having partially vaulted ceiling with useful feature storage niche. Radiator, hardwood double glazed window to the front aspect.

Bedroom Five 12' 1" x 11' 1" (3.68m x 3.38m) max

Having partially vaulted ceiling with useful feature storage niche. Radiator, hard wood double glazed window overlooking the rear grounds & surrounding area.

Luxury Bathroom

Extremely spacious luxury suite by Villeroy and Boch comprising of a feature inset bath, separate corner set double width shower cubicle with wall mounted multi jets & shower. Pedestal wash hand basin, low level W.C. Hardwood



Bedroom Two



Bedroom Three



Bathroom One

window to rear aspect overlooking the rear grounds and surrounding area. Chrome heated towel radiator, recess lighting to ceiling. Extractor fan to ceiling.

Double Garage/Recording Studio

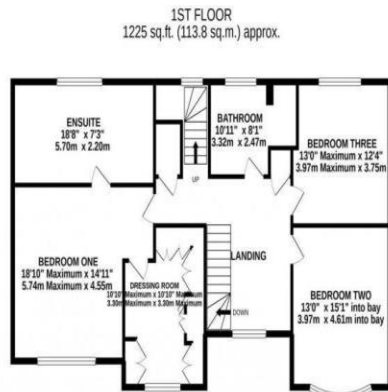
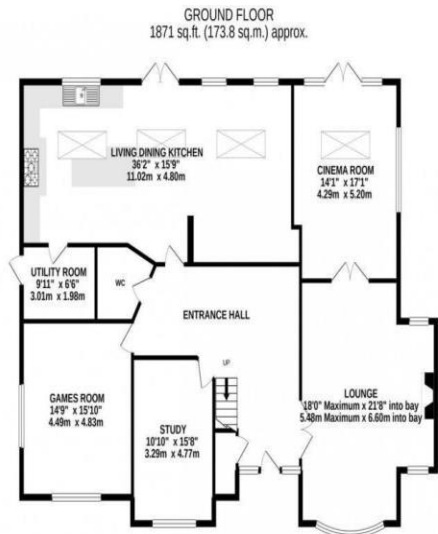
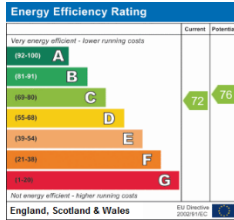
Double Garage/ Recording Studio. This double detached garage has been fully converted to the highest standard to create sound proof recording studio. Complete with WC and separate kitchenette area. This conversion offers versatile use as office space, music room, games room or further conversion to annex accommodation, if required & subject to approval.

Notes:

Council Tax Band: G

EPC Rating: C

Tenure: believed to be Freehold



TOTAL FLOOR AREA: 3853 sq.ft. (358.0 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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Rear Aspect



Front Garden



Double Garage/Recording Studio



Rear Garden



Rear Garden



Rear Garden



Rear Garden

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