
139 Manchester Road
Wilmslow
OFFERS OVER £1,500,000
BY DESIGN
The Off Market Collection

A PERSONAL INTRODUCTION

A home where old and new *sit beautifully together*

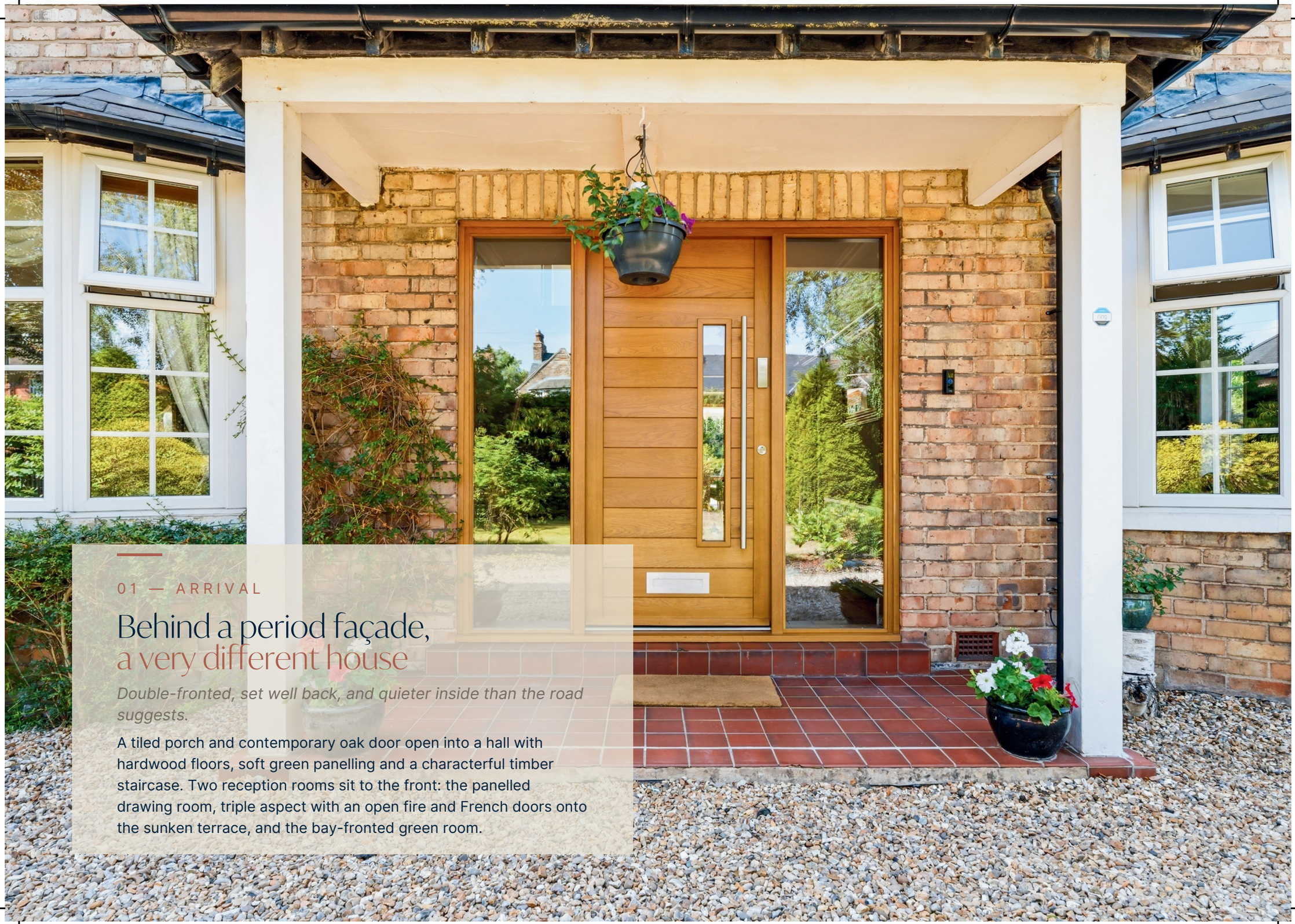
Positioned along one of Wilmslow's most desirable residential roads, this handsome double-fronted period home brings together original character and striking contemporary architecture, all within an exceptionally generous and private plot just a short walk from the heart of Wilmslow.

Behind its elegant period façade, the house unfolds into a substantial family home, with two characterful reception rooms at the front and an impressive modern extension to the rear. Here, the Harvey Jones kitchen opens into an expansive dining and living space, with walls of bi-folding glass creating an effortless connection to the gardens. An adjoining annexe provides further flexibility for guests, older children or working from home.

This is a house made for bringing people together. The scale of the main living space lends itself beautifully to entertaining, while outside, a series of distinct garden spaces create different places to enjoy throughout the day. A sunken terrace provides an intimate spot for drinks and gatherings, while the large roof terrace overlooks the gardens and offers exciting potential for outdoor dining, lounging and entertaining.

Beyond, mature planting surrounds an unusually generous garden, creating a wonderful sense of privacy and space. It is a home that already works beautifully for family life, yet the scale of the plot offers further possibilities for those who may wish to make their own mark in the future, subject to the necessary consents.

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01 — ARRIVAL

Behind a period façade, a very different house

Double-fronted, set well back, and quieter inside than the road suggests.

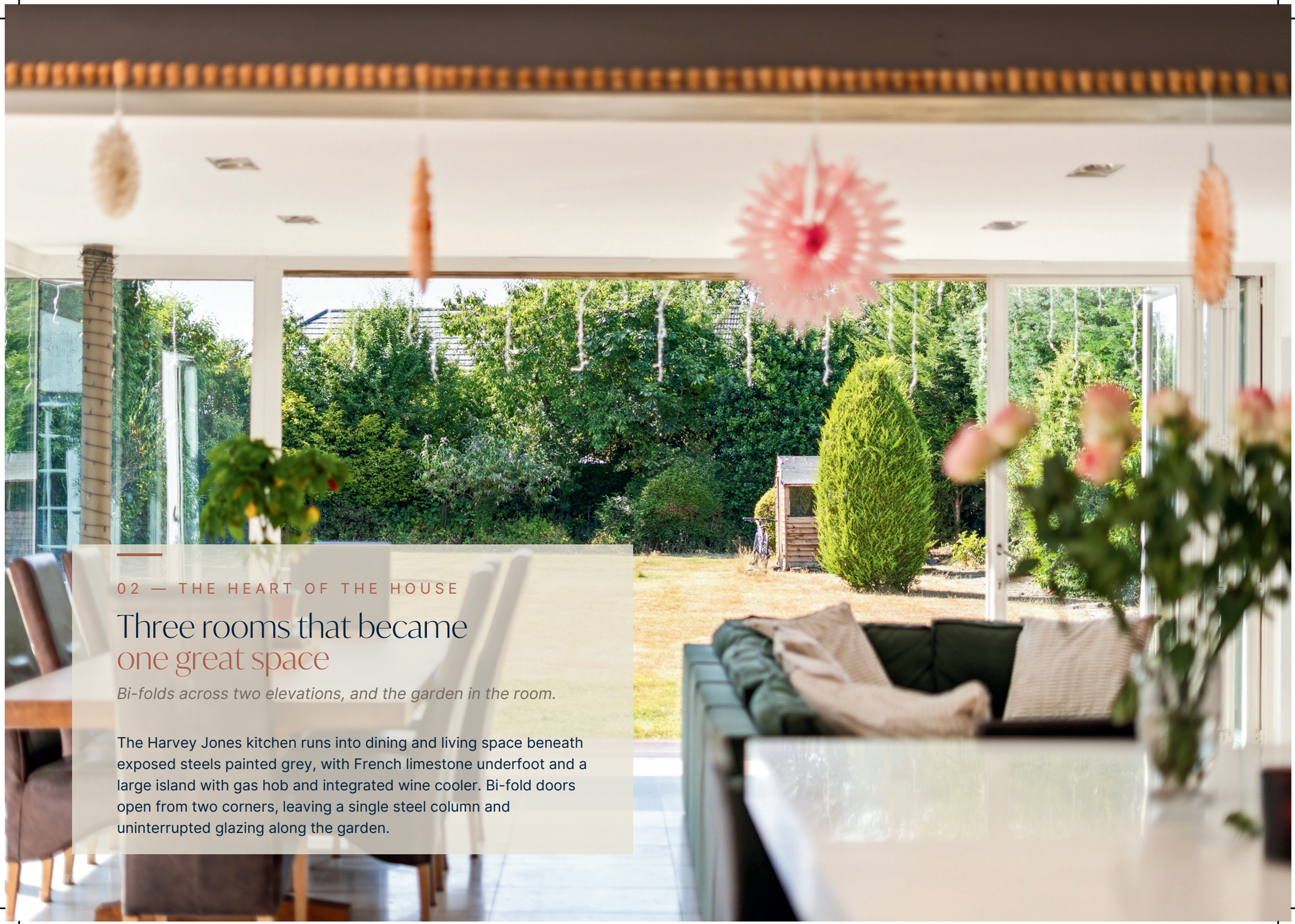
A tiled porch and contemporary oak door open into a hall with hardwood floors, soft green panelling and a characterful timber staircase. Two reception rooms sit to the front: the panelled drawing room, triple aspect with an open fire and French doors onto the sunken terrace, and the bay-fronted green room.











02 — THE HEART OF THE HOUSE

Three rooms that became one great space

Bi-folds across two elevations, and the garden in the room.

The Harvey Jones kitchen runs into dining and living space beneath exposed steels painted grey, with French limestone underfoot and a large island with gas hob and integrated wine cooler. Bi-fold doors open from two corners, leaving a single steel column and uninterrupted glazing along the garden.

At a glance

Double-fronted 1930s period home with a striking contemporary extension

Harvey Jones kitchen opening into an expansive dining and living space

Bi-folding doors across two elevations, with corner glazing to the garden

A concealed second study behind a sliding wall in the kitchen

Five bedrooms, the fifth within the adjoining annexe

Principal suite with walk-through dressing area and microcement en suite

Glass-linked annexe with its own entrance, shower room and private terrace

Roof terrace with glass balustrade above the extension

Architect-designed sunken terrace with built-in bench seating and mood lighting

Mature gardens, private and not overlooked

Scope for a garden studio, office or pool house, subject to consents

Walking distance to Wilmslow town centre and station

THE SPECIFICATION

5
BEDROOMS

3
BATH AND SHOWER ROOMS

3
RECEPTION ROOMS

1
ADJOINING ANNEXE

3,826
SQUARE FEET

FREEHOLD
TENURE

G
COUNCIL TAX BAND

D
EPC RATING








Miele
Miele
Miele



04 — THE EXTENSION

Zinc, timber and glass, against soft yellow brick

Contemporary architecture that knows what it stands next to.

A tropical hardwood overhang with a zinc wraparound finishes the extension. Above it, a roof terrace with a glass balustrade looks the length of the garden, with room for an outdoor kitchen and seating.





05 — THE ANNEXE

A garage, converted and glass-linked

Its own front door, its own terrace, and a kitchen if you want one.

Connected to the main living space by a striking contemporary glass link, the former garage has been thoughtfully converted to create a beautifully flexible annexe. Clad in cedar, which will silver gently as it weathers, it has its own front door and porchway, along with French doors opening onto a private patio that connects seamlessly with the wider gardens.

Currently arranged as a study, the space would make wonderful guest accommodation or could lend itself perfectly to multigenerational living, complemented by a beautifully finished shower room. The annexe also houses the utility room, with potential to adapt this area to create a kitchen and greater independence from the main house, subject to any necessary planning and consents.

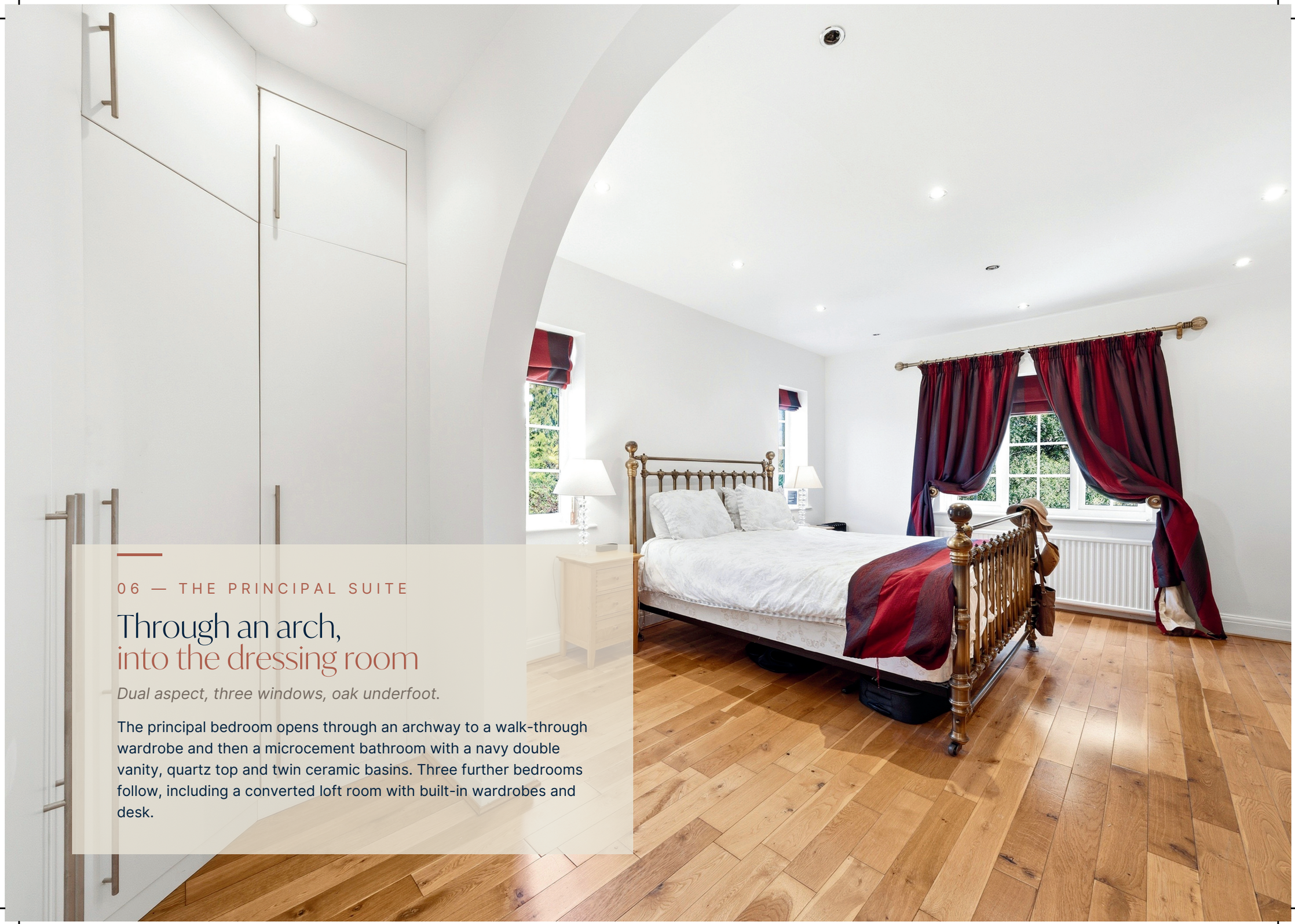












06 — THE PRINCIPAL SUITE

Through an arch, into the dressing room

Dual aspect, three windows, oak underfoot.

The principal bedroom opens through an archway to a walk-through wardrobe and then a microcement bathroom with a navy double vanity, quartz top and twin ceramic basins. Three further bedrooms follow, including a converted loft room with built-in wardrobes and desk.









IN THE OWNERS' WORDS

The Seller's Story

We fell in love with this period 1930s family house that had been loved over the years but ultimately left to itself. A substantial, square house set back on a highly private plot, it offered a large garden for the children to play freely, while keeping us right on the doorstep of Wilmslow.

Having excellent schools, great restaurants and the train station for quick links to Manchester and London all within walking distance made it absolutely perfect for our busy, sociable lifestyle.

We could just see our lives unfolding here. It was as simple as that. From the moment we saw it, we were taken by the unique period features, the generous proportions of the rooms, and the incredible possibilities the property afforded for our growing family. Loving the countryside as we do, we spent our weekends and long summers out and about exploring The Carrs and Styal, both an easy walk from our front door, with seamless access to Alderley Edge and the hills beyond.

When Autumn and Winter arrived, the house shifted into a cosy sanctuary. We would all curl up by the roaring fire for family nights. The living room is, naturally, our dedicated Christmas room, but for years now during the festive season we all invariably pile into the kitchen. Each of our children takes over a station on the large central island to help prepare the late lunch, which we always celebrate, as the gloaming sets in, around the kitchen table.

In the summers gone by, the energy shifted outside as we threw open the French doors and bi-folds to the garden for barbecues, tennis, French cricket and football matches, where our Welsh Springer Spaniel famously used to put in a brilliant stint at right back. It is, above all, such a happy, uplifting house. Light floods into every single room from the many character windows. From the very start, it became the place where all our children's friends wanted to come to play and sleep over.

We set about the restoration with excitement, breathing life back into the building in gradual stages while living in it and raising our family. We chose to truly live the house rather than rushing through it. In 2009, with the children entering their early teens, we embarked on our biggest project yet. This transformation elevated the property into a wonderful, seamless combination of authentic period character and great living spaces, turning it into the ultimate party house.

IN THE OWNERS' WORDS

The Seller's Story continued

Today, the kitchen still commands a real "wow" the moment you step through the doors from the traditional hallway. It remains a space beautifully bathed in light and vibrant colour, defined by its clean, simple lines and an enduring warmth, the bi-fold doors bringing the garden into the house.

This house has been so deeply embedded at the heart of our family that our daughter's ultimate dream was to have her wedding right here. It became one of the most memorable days of our lives: we hosted a spectacular wedding for over 110 people, carousing until the early hours of the morning, with our neighbours' full blessing, of course.

Yet, life is entirely about balance. While it is a magnificent place to celebrate, it is equally a highly functional anchor for a busy family. We all work, and thankfully the property offers an effortless commute for everyone, regardless of occupation or location. It is also remarkably quiet here, an ideal environment for working from home, with the flexible layout offering potential office spaces as needed.

When space is needed for quiet reflection or making big life decisions, the rooftop garden serves as a private sanctuary, tucked away from the rest of the world.

We could go on, but this is a house of so many vibrant memories and unforgettable stories. It is a house built on love and laughter. Even now, with our children grown, the front door acts like a revolving door. They are constantly drawn back here, bringing the family together under one roof despite having their own busy lives and homes.

Deciding to leave has been the hardest choice we have ever had to make, but it is time for us to pass on this beautiful house to someone else. For us, it is time for new adventures.

It is an opportunity for someone to write their own chapters in a truly happy home.







07 — THE GARDENS

A house and garden for the best gatherings

The scale of the garden is a rarity in Wilmslow and offers remarkable flexibility for the future. There is ample space to consider an annexe, garden office, gym, creative studio or even a swimming pool and pool house, all subject to the necessary consents, while still retaining generous gardens.

Its proportions are perhaps best demonstrated by the current owners' daughter's wedding, when a marquee for over 110 guests sat comfortably on the lawn, with plenty of space remaining for guests to gather and celebrate outdoors.

Whether kept as an expansive private garden or thoughtfully developed to suit a new owner's lifestyle, the plot represents a significant part of the opportunity and value of this home.









08 — ROOM TO EVOLVE

Perfect as it is, with room to evolve

Other houses along the road have shown what this plot can take.

The sunken terrace beside the kitchen is architect-designed, and the gardens beyond are mature, private and not overlooked, with scope for a studio, office, gym or pool house, subject to the necessary consents. It is already a substantial family home. The plot simply leaves the next chapter open.



Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

Total Approximate Area: 355.47 m² | 3826 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are NOT TO SCALE.

09 — THE FLOOR PLAN 3,826 SQ FT EPC D

139 Manchester Road, Wilmslow, SK9 2JN

FROM ABOVE

The shape of the house, and the shape of the plot



The plot from above, with the house set well back from Manchester Road.



How the rooms connect, across all three floors and the annexe.

About the area

Wilmslow offers an unusual combination of town and countryside, a lively Cheshire town with its own station, independent shops and restaurants, surrounded by open fields and woodland yet positioned between Alderley Edge, Knutsford and Manchester.

The town centre brings together independent boutiques, delicatessens and long established restaurants alongside the familiar names, while The Carrs, Lindow Common and the National Trust's Styal Estate and Quarry Bank Mill are all within walking distance, with Alderley Edge and the hills beyond a short drive away.

Part of Cheshire's sought-after Golden Triangle, the area is known for its attractive surroundings, excellent schooling and high-quality homes. Highly regarded local schools include Wilmslow High School, Pownall Hall and The Ryleys, alongside Alderley Edge School for Girls, Terra Nova and The King's School Macclesfield.

For families considering independent education, Manchester Road is particularly well positioned for school transport. The Manchester Independent Schools coach service travels along the road, serving Manchester Grammar School, Manchester High School for Girls and Withington Girls' School, with the property conveniently positioned between two established coach stops. A dedicated service to The King's School, Macclesfield also operates along Manchester Road. Buyers are advised to confirm current routes and stopping points directly with the relevant operators.

Wilmslow station offers direct services into Manchester Piccadilly in around a quarter of an hour and London Euston from around one hour and fifty minutes, while Manchester Airport is only a few minutes away and the M56 provides quick access to the wider motorway network. The Peak District, North Wales and the Lake District are all within easy reach, making this an exceptionally well-connected location for both work and lifestyle.





BY DESIGN

STRICTLY BY APPOINTMENT ONLY

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International audience
local knowledge

