

EXCLUSIVELY PRESENTED BY

BY DESIGN

25 CHAPEL LANE

WILMSLOW · CHESHIRE



Main House Approximate Area: 98m² | 1055 sq ft.
Total Approximate Area: 101m² | 1087 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.**

A PERSONAL INTRODUCTION

A home of rare *craft*

There are homes that are looked after, and homes that have been remade. 25 Chapel Lane belongs to the second camp. From the street it reads as a charming Victorian cottage, understated and well-kept on one of Wilmslow's most desirable residential lanes. Step inside and the story changes.

The owners have spent years extending, refining and finishing this property to a standard that requires very little of whoever comes next. The result is a home with real character: a bespoke oak staircase with glazed panels, a gin bar tucked beneath it, full-width bifold doors that open the kitchen and dining room to the courtyard on a warm afternoon, and a contemporary glass ceiling flooding the rear of the house with natural light.

All of this sits within five minutes' walk of Wilmslow town centre and railway station. We are very pleased to bring this home to the market.

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At a *glance*

A Victorian cottage transformed through considered extension and meticulous finish into a home of compelling individuality.

3 BEDROOMS	2 EN SUITES
1 OUTHOUSE	1 HOME OFFICE
Gin BAR	ASHP HEAT PUMP
1,055 SQ FT (APPROX)	D EPC RATING



02 — THE KITCHEN & DINING EXTENSION

Where the home *opens up*

Designed to bring the best of the outside in, whatever the season.

The extension at the rear represents a significant piece of architecture for a property of this scale. Full-width anthracite bifold doors fold back to merge the kitchen and dining room with the sandstone courtyard, while a sloping glass ceiling draws natural light deep into the home. The kitchen is fitted with a grey shaker range, an island with integrated drinks fridge and stone worktops, finished throughout with matt black hardware. Underfloor heating, powered by the air source heat pump, runs beneath the limestone-effect floor tiles.



03 — THE SITTING ROOM

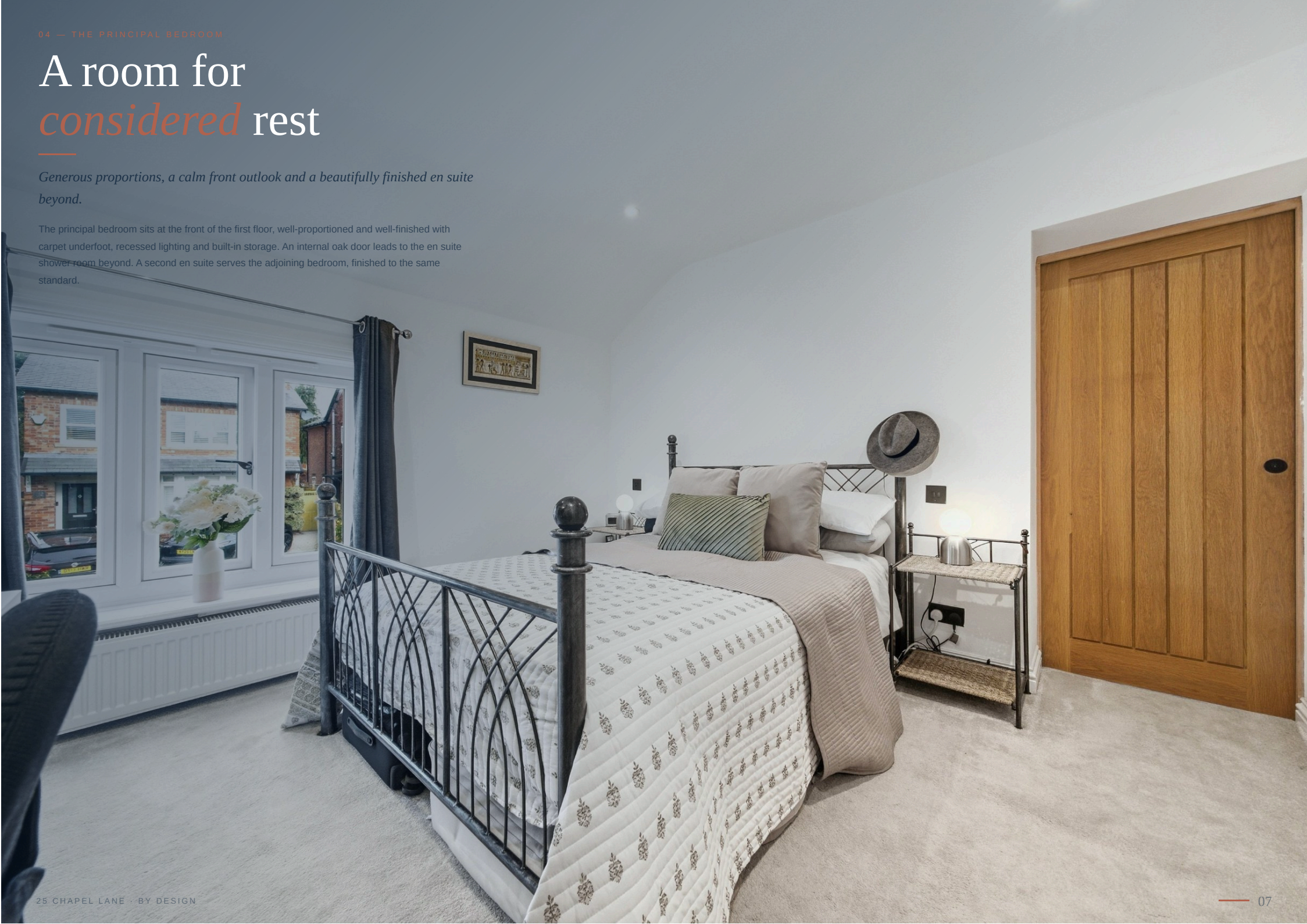
The *character* of the cottage

The sitting room retains the character of the original Victorian cottage: wide oak boards underfoot, an exposed brick fireplace alcove, and built-in bookshelves flanking the window. It is a room of good proportion and easy warmth, well-finished and requiring nothing of whoever comes next. A room that rewards spending time in.

A room for *considered* rest

Generous proportions, a calm front outlook and a beautifully finished en suite beyond.

The principal bedroom sits at the front of the first floor, well-proportioned and well-finished with carpet underfoot, recessed lighting and built-in storage. An internal oak door leads to the en suite shower room beyond. A second en suite serves the adjoining bedroom, finished to the same standard.



05 — THE PRINCIPAL SUITE

A suite of *quiet* detail

The principal bedroom connects directly to a beautiful en suite shower room through a sliding oak pocket door, a considered piece of joinery that disappears cleanly into the wall.

Added as part of the rear extension and finished throughout in textured slate with a copper-banded ceramic detail, a crittall-style glazed screen, wall-hung WC and an illuminated LED mirror. The adjoining bedroom has its own en suite finished to the same standard.



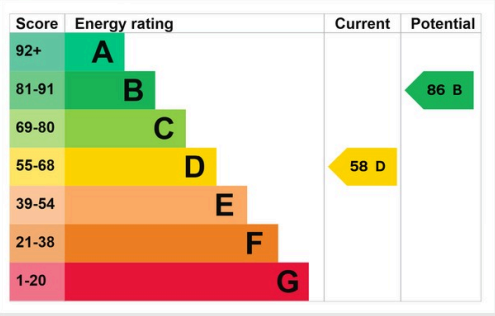











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
58 D
86 B

Before & After

25 Chapel Lane has been through a carefully considered programme of works that has significantly enlarged the property and elevated every aspect of its finish throughout.

Extensions to the side and to the rear of the original Victorian cottage have substantially increased the overall floor area, creating a home that reads considerably larger than its street frontage might suggest. The defining moment of the renovation is the open-plan kitchen and dining extension at the rear, crowned with a contemporary glass ceiling that draws natural light deep into the plan.

Velux skylights punctuate the upper floor, and underfloor heating runs throughout the extension, powered by an air source heat pump. Every decision was made with longevity in mind, and the result is a home that has been entirely reimagined while retaining the character that defines it.

BEFORE

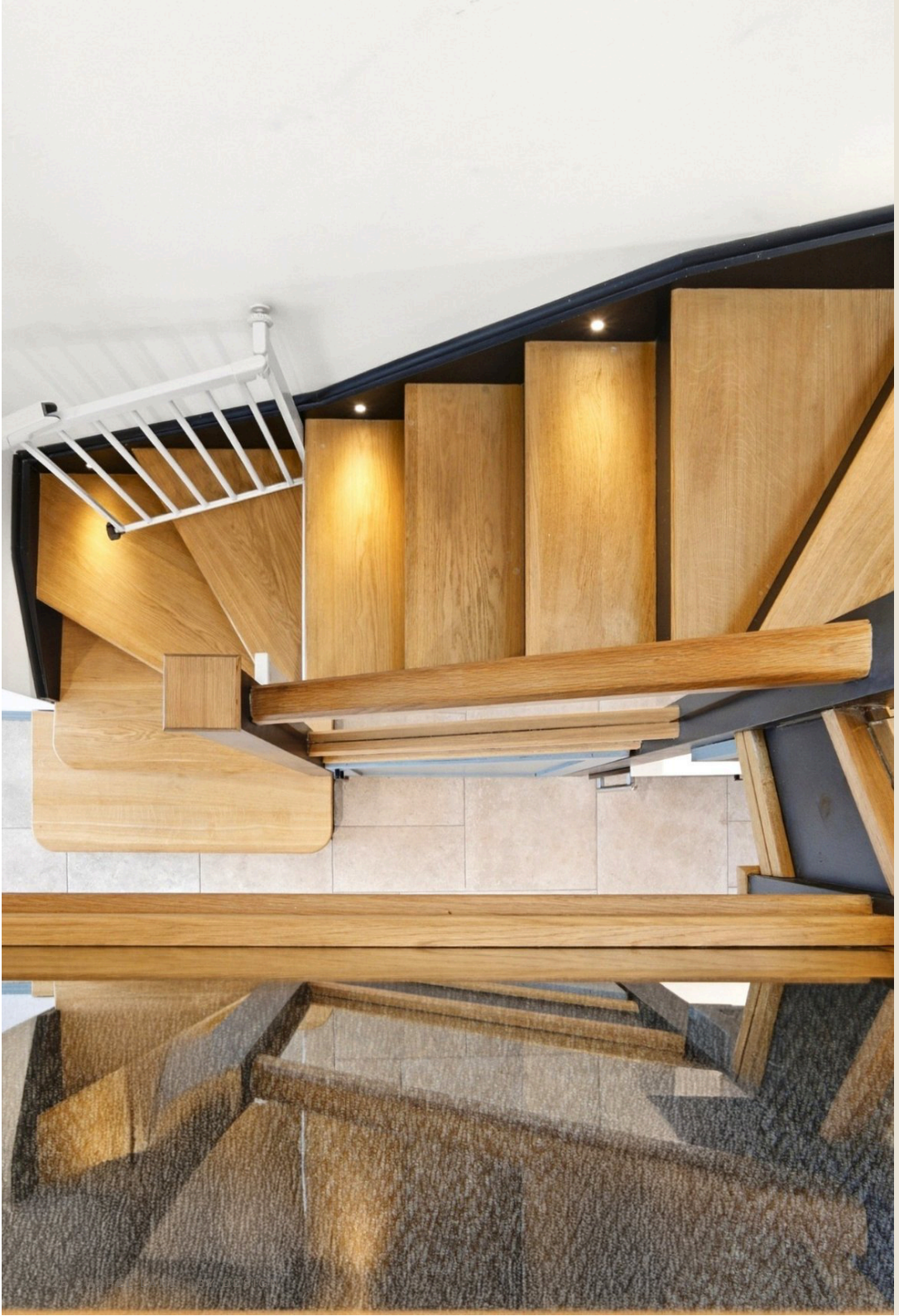




DURING THE BUILD







05 — KEY FEATURES

At a *glance*

- Victorian cottage, extended and fully renovated throughout
- Open-plan kitchen and dining extension with contemporary glass ceiling
- Full-width anthracite bifold doors to private sandstone York paved courtyard garden
- Bespoke shaker kitchen with island, integrated drinks fridge and quartz worktops
- Underfloor heating throughout the extension, air source heat pump powered
- Heat-pump compatible radiators on the first floor and living room
- Bespoke oak staircase with glazed panels and movement-sensor tread lighting
- Gin bar beneath the staircase with oak shelving and slate nameplate
- Three bedrooms; principal with en suite shower room
- Second en suite shower room; family bathroom with bath
- Home office with Velux skylight and floor-to-ceiling shelving
- Downstairs WC with white storage and black fixtures and fittings
- Utility area with butler's sink
- Private rear courtyard with outhouse and rear gate



AERIAL VIEW · 25 CHAPEL LANE

Wilmslow, *Cheshire*

Well-connected, well-regarded and very well-placed.

ON FOOT

Wilmslow town centre	approx. 5 min
Wilmslow railway station	approx. 12 min
Lindow Common	approx. 18 min

BY CAR

Manchester Airport	approx. 9 min
Alderley Edge village	approx. 7 min
Knutsford	approx. 14 min
Chester	approx. 35 min

BY RAIL (FROM WILMSLOW STATION)

Manchester Piccadilly	approx. 20 min
Manchester Airport	approx. 8 min
London Euston	approx. 2 hr

Journey times are estimates in normal conditions and are provided for guidance only. Please verify independently.

BY DESIGN

Arrange a private viewing

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