



  
Kenilworth

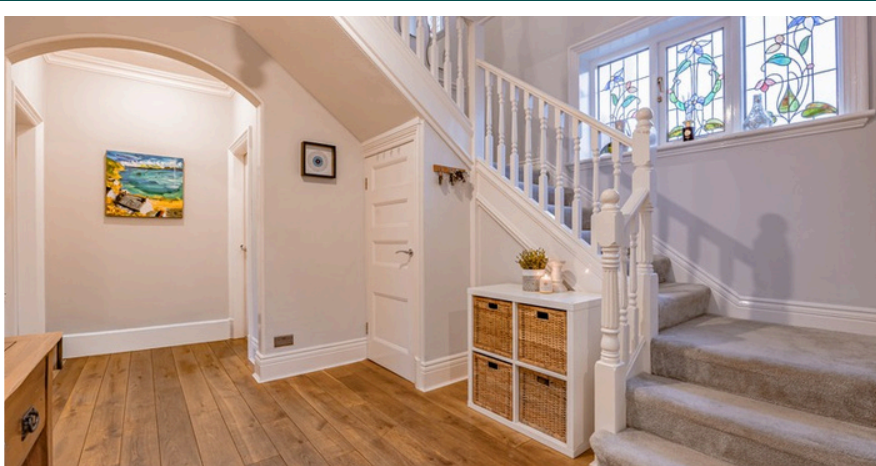
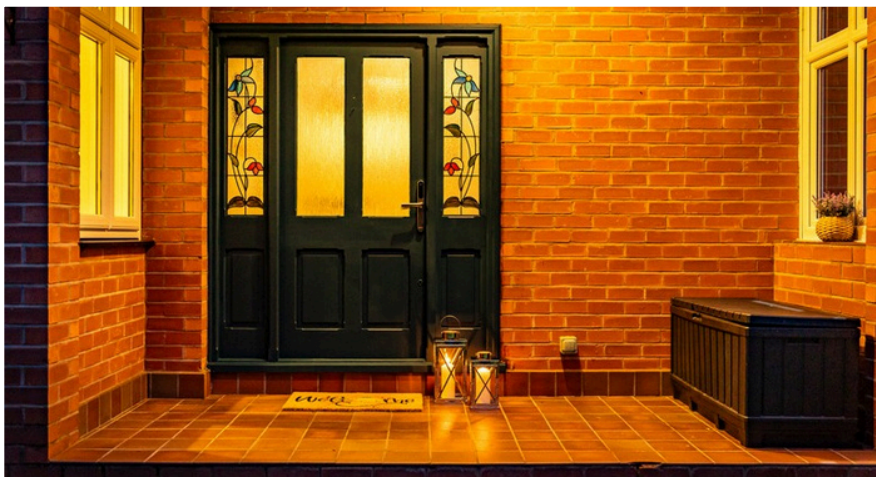


# WELCOME TO BROWNS LANE



Set within expansive, mature grounds on one of Wilmslow's most desirable residential lanes, Kenilworth stands as the most substantial and distinguished home on Browns Lane. This elegant early-twentieth-century detached residence combines period character with generously proportioned, thoughtfully arranged family accommodation. Enjoying open views across adjoining farmland while remaining just over a mile from the centre of Wilmslow, the property offers a rare and appealing balance of privacy, space and everyday convenience.

This substantial yet charming home is thoughtfully laid out and has been carefully improved and recently extended to become a six-bedroom home, ideal for a large family. There's ample space to spend time together and, vitally, calm and quiet spaces to escape and relax. The ground floor offers abundant and characterful living and entertaining space for everyone. Boasting generous proportions – with imposing 9' high ceilings - and period charm, this home is warm and welcoming yet absolutely immaculate.



The hardwood front door opens into an arch to a bright and welcoming entrance hall from which flows the living space. The décor throughout is subtle and tasteful. Typical of late Edwardian and Arts-and-Crafts residences, the property benefits from high ceilings and well-proportioned accommodation throughout. The hall, with its attractive and robust wooden floor, is flooded with light from the sidelights to the front door and a window on the stairway. Both feature exquisite leading and stained glass, while original wooden doors underline this wonderful home's heritage. There are also a useful cloakroom and storage.





# THE GROUNDS

Kenilworth truly is a beautiful home, and the gardens are a particular highlight. Extending around the house and set within a plot of approximately 0.5 acres, they have been thoughtfully landscaped to create distinct areas for relaxation, play and entertaining, all while maintaining an excellent degree of privacy.



The elevated terrace, to which one can step directly from the exquisite living space is the ideal setting for outdoor dining. Expansive lawns, mature trees and well-stocked borders soften the outlook, blend into the pastoral surroundings and reinforce the property's semi-rural character.

Towards the far boundary, a summer house - complete with lighting, electricity and wired broadband - offers excellent versatility as a studio, gym or peaceful workspace. A pond, vegetable beds currently growing raspberries, and areas of natural planting further enhance the sense of space and connection to the surrounding landscape. A large shed provides storage space, hidden from view.





# SPACE FOR LIVING

Heading back into the lovely hall, we find a delightful snug – currently enjoyed as a playroom - filled with light from the large bay window to the front of the house. Complete with feature fireplace and working fire, this is a room which is warm and cosy. New owners could repurpose this space as a library, study, games room, or snug.

Next, a handsome and generously proportioned formal drawing room with a large box bay window looks out over the magnificent gardens which deliver a riot of colour through spring and summer. Solid wood flooring is beautiful, a feature stone fireplace adds a focal point and original coving enhances the high ceiling. This spacious room retains a delightful cosiness and is brimming with character.









Kenilworth's kitchen is a fitting heart of the home. More than that, it is a real cook's kitchen. Timeless shaker cabinets, softly painted with an eggshell finish, encase high-end and discreet integrated appliances including twin Neff ovens. Keen chefs will appreciate the induction hob, and the countertops are crafted from beautiful granite.



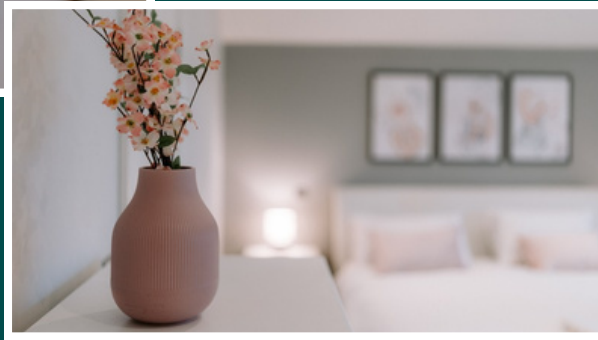
A roomy peninsula unit, ideal for informal dining, segues seamlessly into a light-filled family room; the perfect social space, ideal for entertaining. An impressive architectural skylight and stunning four-metre spread of full-height bi-fold doors flood the room with light and maximise those matchless views across the adjoining farmland. A roomy raised terrace beyond the bi-fold doors means life can spread inside and out. As well as natural light, this space, though undeniably large, is full of warmth.

A considerable pantry, plus a well-appointed utility keep the everyday essential and lesser used appliances neatly out of sight, whilst also adding excellent additional storage. This also allows access to a full double garage which is both versatile and offers potential.





# TIME TO SLEEP.....



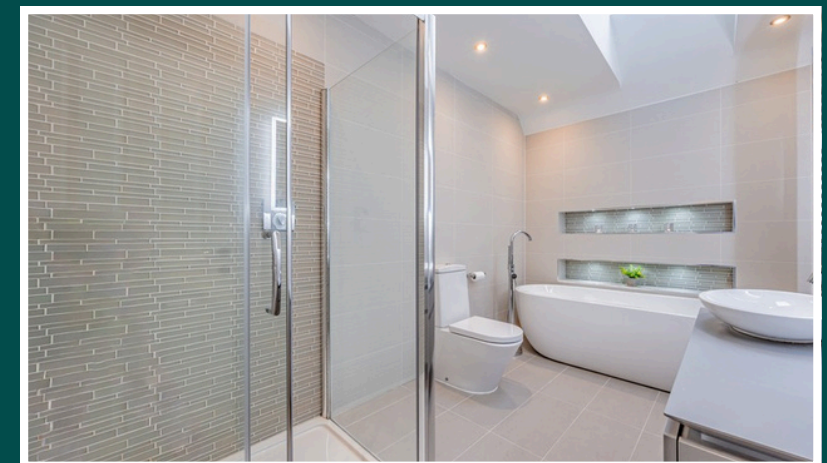
A traditional staircase with wooden spindles, newels and banisters winds up from the hallway to six double bedrooms and a generous family bathroom. This beautiful, large bathroom features a free-standing bathtub with a feature tap. The sanitaryware is Villeroy and Boch, there is a light up mirror and a skylight allows for plenty of natural light.

The first bedroom is a delightfully spacious principal suite which enjoys uninterrupted views over fields and open countryside, towards the Peak District. There is a useful run of fitted wardrobes as well as a beautiful, airy en suite, with stylish and high-quality Villeroy and Boch double vanity unit and large walk-in shower. A skylight floods the space with light.





Two more double bedrooms follow. One, a south facing sanctuary, boasts views over abundant rhododendrons and greenery. A range of fitted wardrobes are set into a dressing area. Two lofts, one with built in ladder, afford yet more storage. Another double room enjoys views across the green space opposite the house and is furnished with built-in wardrobes, while a further double has an ensuite and beautiful views. Yet another double has further fitted wardrobes.







# LOVE LIVING HERE

Wilmslow balances the ease of everyday living, with a vibrant mix of independent shops, restaurants, and leisure facilities, all within easy reach of the property. While it is certainly tempting to stay local, travelling further afield poses no challenge. Kenilworth, and Browns Lane, are within easy reach of everything: from the community hall to the excellent large stores not far away, at Handforth Dean and Cheadle Royal.



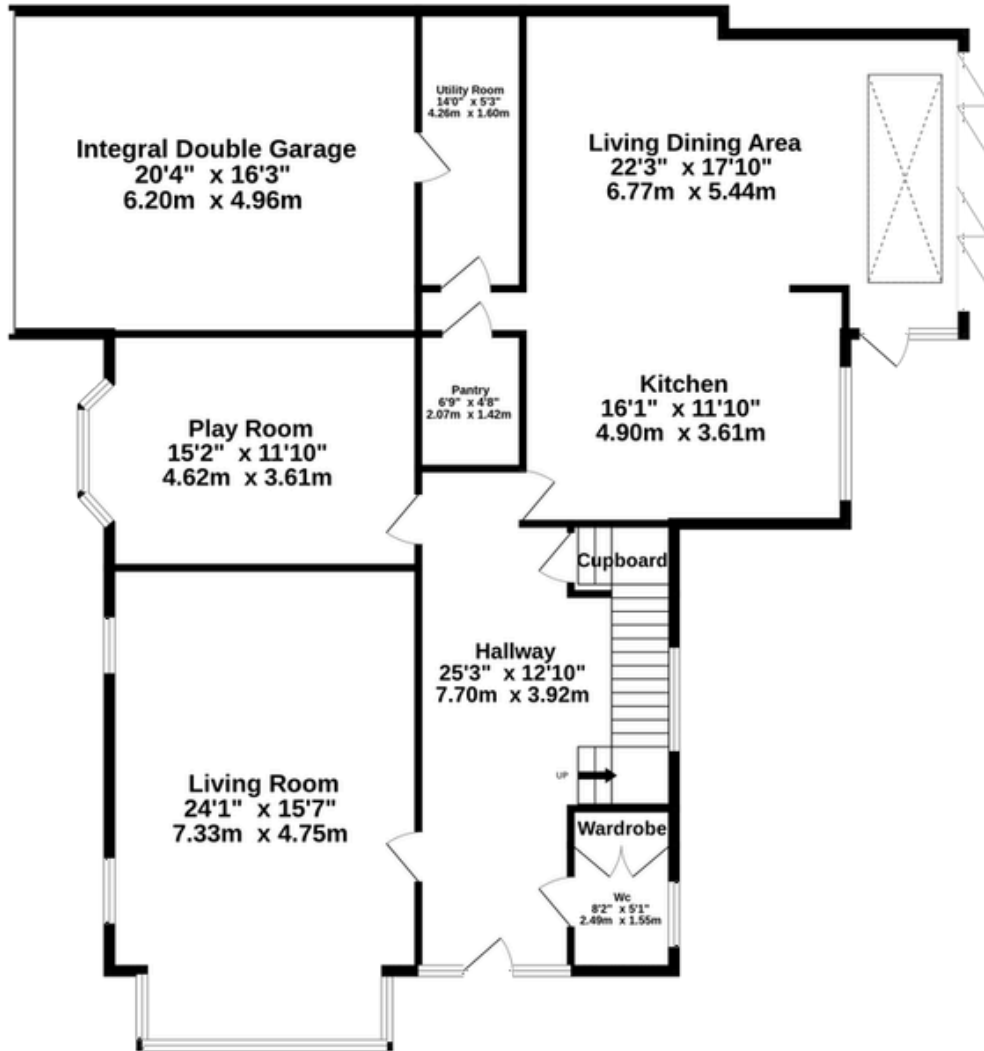
Wilmslow station offers frequent, fast services to London – in under two hours - and Manchester in under 20 minutes so city-centre business districts are easily accessible while enjoying quieter, semi-rural living.

Wilmslow's town centre blends everyday convenience with boutique sophistication, with dining and nightlife to suit all tastes. A well-curated mix of independent and larger retailers gives Wilmslow its enviable village-meets-town feel.

The area benefits from an excellent range of schooling, including highly regarded local state schools and a broad selection of nearby private schools.

## GROUND FLOOR

1811 sq.ft. (168.3 sq.m.) approx

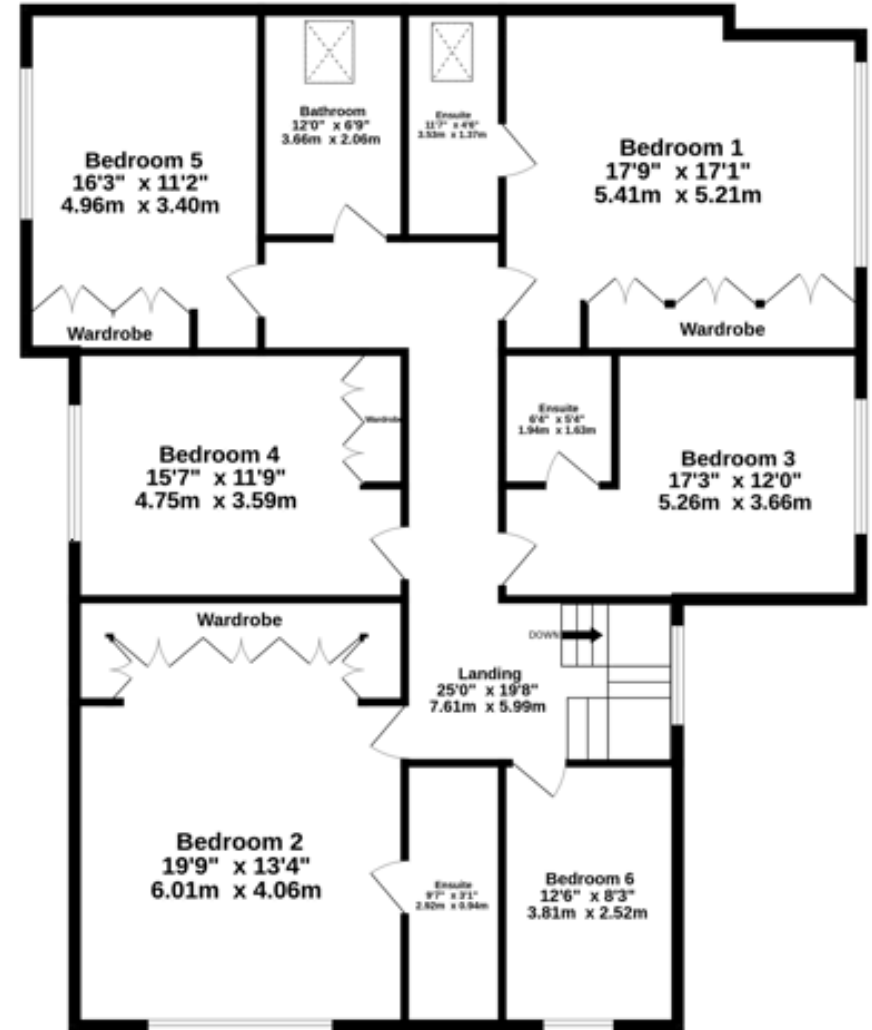


**TOTAL FLOOR AREA**  
3652 sq. ft. (339.3 sq.m.) approx

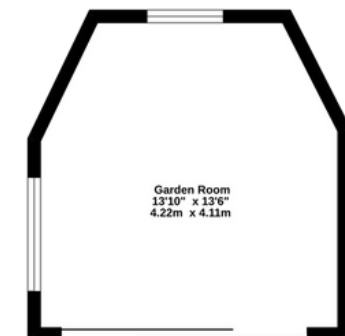
*This plan is for illustrative purposes only and should be used as such by any prospective purchaser.*

## FIRST FLOOR

1667 sq.ft. (154.9 sq.m.) approx



**GARDEN ROOM**  
174 sq.ft. (16.1 sq.m.) approx





# HIGHLIGHTS



Substantial early-20th-century detached period home

Six double bedrooms with multiple reception rooms

Extended kitchen and family room with bi-fold doors

Granite worktops with LVT flooring, pantry and separate utility

Utility providing internal access to double garage with electric door

Elevated limestone terrace and extensive mature gardens

Gravel driveway with iron gates, EV charging point and parking for 4-5 cars

Open views across adjoining farmland on one of Wilmslow's most desirable lanes

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Kenilworth



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