





SETTLE INTO YOUR SURROUNDING

Located in a highly sought-after area of Woodford this grade 2 listed, 5 bedroom – 2 reception room, home is full of charm and style. The home sits within mature greenery offering the new owners just over an acre of land - an idyllic place to raise a family where you can make many lasting memories.

Heading to the property down a short leafy lane you'll instantly notice how private the area feels. The handful of homes in this area make up a private, semi-rural, community whilst having all amenities within easy reach. On the opposite side of the lane from the property is the farm which originally belonged to the Davenports. The farmhouse has been restored to its 17th century glory and the surrounding area is being transformed into a small hamlet comprising of the farm, a converted barn and a labourer's cottage together with two or three new houses. The whole area, once landscaped, is set to become one of the most desirable areas to live at a point where Greater Manchester meets the Pennine hills and the Cheshire Plain.

This well-cared for home benefits from superfast fibre to the home (FTH) making it an ideal place for modern family living, with the addition of working from home a possibility (a detached summerhouse can easily be built to accommodate this as well as there being a fully built-in office within the main residence).

“Coming down the lane to our home it's like we leave the rest of the world behind”.





“The garden is large enough to keep the grandkids enthralled for hours - building dens, sailing “ships” on the pond, checking on the badger setts, climbing trees – they love it”.

EXPLORING THE GROUNDS

Set away from the noise of everyday living this wonderful home has gardens to 3 sides. To the front of the property there is a pond set within a thriving landscape. The pond is fed by a small stream and attracts various types of wildlife. A pair of ducks usually turn up each summer, a heron pays an occasional visit, and even a barn owl has been sighted flying over at dusk. Other sightings elsewhere in the garden include pheasants, woodpeckers, rabbits and badgers.

The garden to the side of the house is elevated and overlooks the pond. This elevation has been used to house an “underground” double garage which has been built into the natural slope and is topped by a “living roof”.

The side garden is enclosed by mature native shrubs and hedges – an ideal place to relax in the evening time, basking in the late sunshine and in the sounds of nature.

The expansive rear garden is a mixture of lawn, mature trees, copper beech hedging and a ‘kitchen garden’ providing raspberries, rhubarb, gooseberries and more. Finally, an area of solar panels makes a significant contribution to reducing the electricity bill (and to saving the environment!).

On a more practical level, the driveway provides access to both the lower and upper levels of the garden, with space for at least 4 cars (without taking the double garage into account).



STEP INSIDE

Upon entering this characterful home, you can instantly discover the care taken during its renovation. Original features can be seen throughout with future relevance being taken into consideration when underfloor heating was fitted through the entire ground floor (powered by a ground source heat pump and solar panels). Standing in the spacious entrance hallway you will be pleased to find a WC, ample storage and a striking staircase which carries you to the first floor.



“The home is filled with quirks and surprises dating back to the 1600s”.

FLEXIBLE MODERN LIVING

From the entrance hallway you can turn into a sizable lounge with a commanding fireplace and large windows which welcome in the morning and evening sunlight. On the other side of the entrance hallway, you'll be pleased to discover a smaller lounge/snug with a picturesque window seat overlooking the front garden. This provides an ideal place to relax in your own space. From either the lounge or snug you have direct access to the kitchen and dining area.



“We enjoy both lounges. The smaller one is great for the two of us playing scrabble or watching TV whilst the big one is ideal for greeting dinner party guests on a cold winter’s evening, when the fireplace with its glorious fire is greatly admired”.





THE HEART OF THE HOME

At the centre of the home is a large kitchen and dining area. The fully equipped kitchen units form a U shape directly facing the French windows in the dining area. Both the kitchen and dining area overlook the wonderful, exclusive side and rear gardens.



“We are very close to Bramhall, Poynton and Wilmslow but we are also in the middle of superb rural countryside”.



MOVING UPSTAIRS



A number of rooms lead off the spacious 1st floor landing. Three of these rooms are double bedrooms, the largest having its own en-suite bathroom complete with double shower. Another is currently used as a home office but could be transformed into a 4th bedroom if necessary. The final 1st floor room is a modern family bathroom offering both bath and shower facilities. Finally, travelling up another flight of stairs leads to a second landing and another double bedroom amongst the beams and rafters of the attic. This room has ample storage and (if you peep through the skylight window) views of the Pennines and the old British Avro airfield.



“We purposely built the new roof above the original so that we could retain the beauty of the original oak beams and rafters”.



Old Hall Barn
WOODFORD



“There’s a country pub at the end of the lane and a new one is opening locally soon”.

THE LOCAL AREA

This semi-rural home is among an interesting mix of property styles adding to the unique feel of the area. The open countryside offers plenty of scenic walks for the whole family to enjoy right on your doorstep as well as a welcoming public house. Notcutts - Woodford Park garden centre is a popular local attraction. There’s easy access to neighbouring villages and towns with its closest, Bramhall, just a short drive or bus journey away.

Bramhall is well known for having a notable range of shops, cafes and much desired restaurants and local respected schools which serve all ages. Beyond these neighbouring towns of Poynton and Wilmslow there’s great access to Manchester Airport, Manchester City Centre and further afield.





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