

ANY  
PART EXCHANGE  
WELCOME



Chester Road  
Woodford, SK7 1QG

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Chester Road, Woodford, SK7 1QG

Nestled in a tranquil semi-rural setting in Woodford, this captivating 1930s bay-fronted detached residence offers an alluring blend of charm and functionality. Upon arrival, a sweeping York stone driveway meanders through meticulously landscaped gardens, setting the stage for an enchanting welcome. As you step inside, the hallway beckons with its timeless elegance, adorned with intricate wall panelling, delicate picture rails, and captivating stained glass windows. The living room exudes warmth and character with its inviting inglenook fireplace and enchanting stained glass features, creating an atmosphere of timeless allure. Adjacent, a versatile sitting room bathed in natural light from a bay window offers a picturesque retreat, currently serving as a delightful playroom. A serene study boasts tranquil garden views through sliding doors, providing an inspiring haven for work or contemplation. The heart of the home, the living dining kitchen, is a luminous sanctuary suffused with natural light pouring through bi-folding doors and a celestial lantern roof. The well-appointed kitchen, resplendent with matching units and a sleek breakfast bar, is equipped with premium integrated appliances including a wine fridge and Range Master oven, offering a culinary haven for culinary enthusiasts and hosting soirées with ease. Convenient amenities abound, including a downstairs WC with an elegant vanity sink unit and a utility room adorned with chic shaker-style units, offering ample space for laundry appliances. The integral garage, seamlessly accessed from the utility room, provides additional storage and convenience, featuring loft space and an electric up-and-over door. Heading up the stairs to the first floor, you're greeted by breathtaking views of the garden and the lush green belt beyond, framed by a striking feature window. The main bedroom is a luxurious retreat, boasting a spacious walk-in wardrobe complete with rails and drawers, as well as a chic ensuite shower room for added convenience and style. Bedroom two offers ample comfort, featuring a generous walk-in storage cupboard and its own ensuite shower room, complete with a fitted vanity sink unit for added elegance. Bedroom three presents cozy accommodation with a fitted cupboard, while bedroom four provides ample space as a double room. Completing this floor is a contemporary bathroom, where elegance meets functionality. Adorned with a beautiful stained glass window, the bathroom features an over-the-bath shower with a luxurious rain head, a floating vanity sink unit adding a touch of sophistication, and a heated towel rail for added comfort and convenience.





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At the rear of this family home lies a magnificent large and enclosed garden, an oasis of tranquillity and privacy. With no overlooking neighbours, it offers an uninterrupted view of the expansive green belt land beyond. Mainly laid to lawn, accented by meticulously maintained borders brimming with mature plants and flowers. This serene outdoor space provides ample room for relaxation, recreation, and al fresco dining, making it the perfect retreat for enjoying the natural surroundings and entertaining guests in style. This family home benefits from nearby access to the A555 as well as being within a short drive of Poynton, Wilmslow, Bramhall, and Hazel Grove. Furthermore, it is nestled within the catchment area for outstanding local schools, enhancing its appeal to families seeking quality education for their children.

### The Current Owners Love:

- The location is perfect, close to Bramhall and Poynton Villages but also having stunning rural views
- A gorgeous large rear garden overlooking fabulous scenic fields. A very tranquil space where all you hear are the birds tweeting
- The kitchen has been the perfect family space for us, making entertaining and dinner times easier

### We Have Noticed:

- A stunning turn key home, period home with a great modern finish
- Many period features have been retained keeping the old but new feel throughout
- Three additional reception rooms, makes this home versatile to fit each families needs







### Key Features:

- A captivating 1930s four bedroom, three bathroom bay-fronted detached family home
- Retains many original features throughout, including stained glass windows and picture rails
- Bi-fold doors onto the decking bringing the garden inside as well as lots of natural light, perfect for the summer months
- The kitchen includes high end appliances such as Miele, Buster and Punch, smart control for the media and Philips new lighting outside
- Electric car port, integral garage, utility room and downstairs WC
- Underfloor heating throughout the kitchen, making the space cosy of an evening
- Previous planning permission for a second floor extension, making this home a perfect 'forever' home

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2252

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

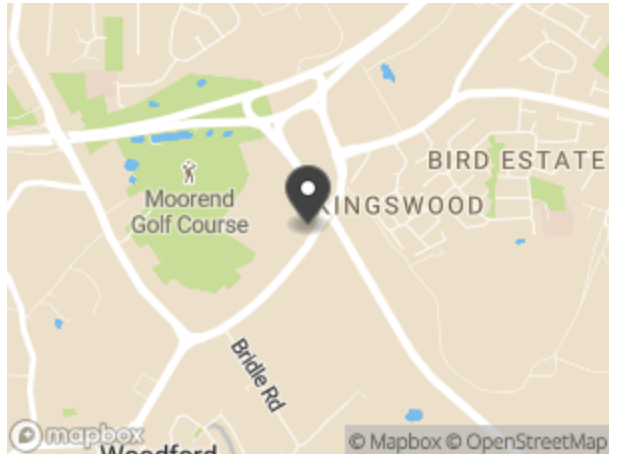
- Porch
- Hallway
- Living Room 16'0" x 14'10" (4.88m x 4.52m)
- Sitting Room 15'0" x 13'5" (4.57m x 4.09m)
- Kitchen 30'0" x 24'0" (9.14m x 7.32m)
- Office 11'5" x 8'5" (3.48m x 2.57m)
- Utility Room 9'0" x 6'5" (2.74m x 1.96m)
- WC 6'0" x 4'11" (1.83m x 1.5m)
- Garage 14'5" x 9'0" (4.39m x 2.74m)

## FIRST FLOOR

- Landing
- Bedroom One 12'0" x 10'10" (3.66m x 3.3m)
- Ensuite 7'0" x 4'1" (2.13m x 1.24m)
- Bedroom Two 11'10" x 9'0" (3.61m x 2.74m)
- Ensuite 6'0" x 4'5" (1.83m x 1.35m)
- Bedroom Three 11'10" x 11'5" (3.61m x 3.48m)
- Bedroom Four 12'0" x 8'10" (3.66m x 2.69m)
- Bathroom 8'10" x 6'0" (2.69m x 1.83m)



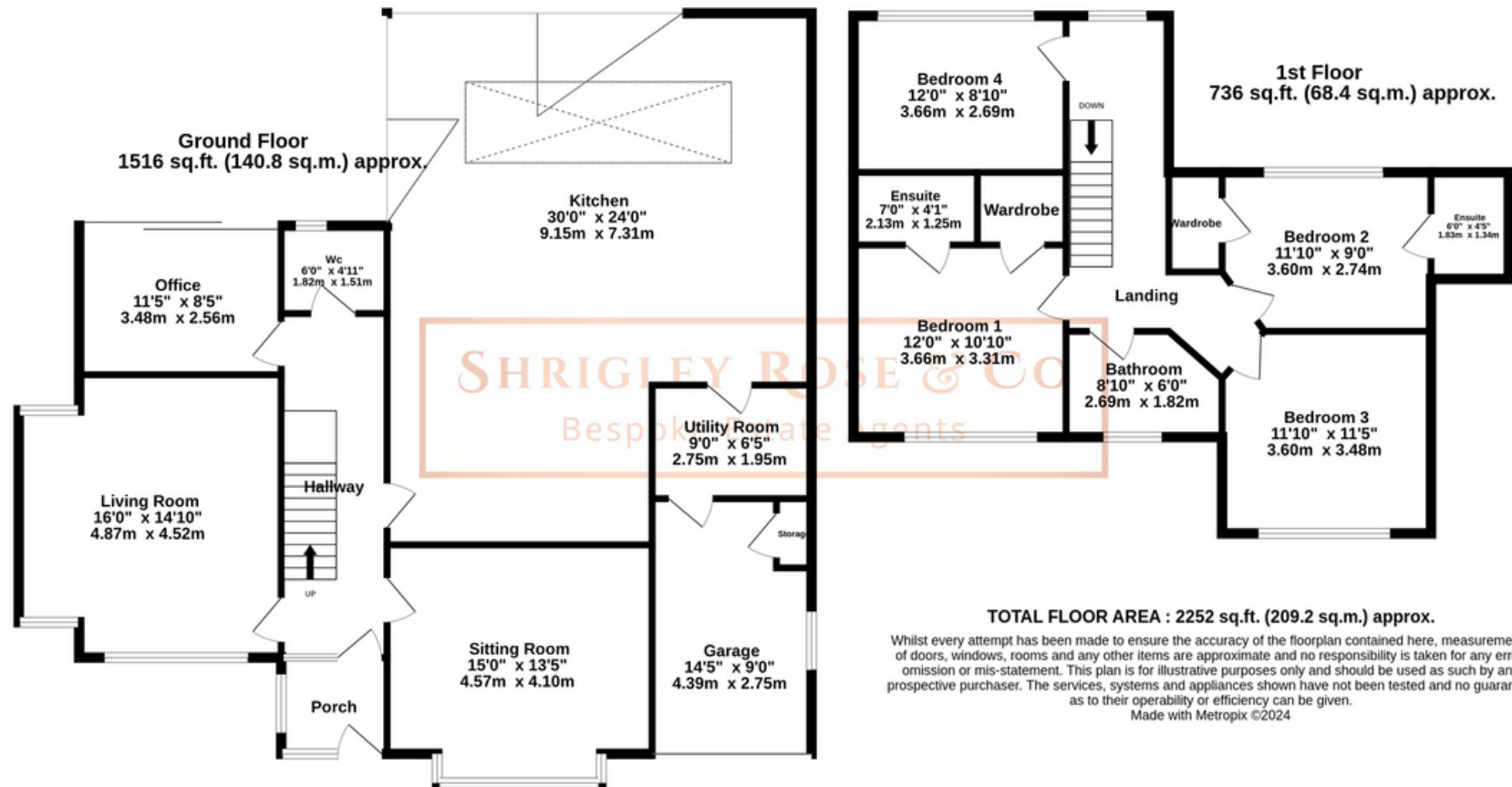
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.