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Lancastrian Way Woodford, SK7 1SA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Lancastrian Way Woodford, Stockport, SK7 1SA

A home inspired by a palace is built to stand out, and this impressive five-bedroom Blenheim residence does exactly that. Perfectly positioned on one of the most desirable plots within the prestigious Redrow Woodford Garden Village, this remarkable double-fronted home enjoys a commanding outlook over the central green, offering a sense of space, tranquillity and exclusivity from the moment you arrive.

The exterior of the property makes a striking first impression with its charming arched entrance, traditional chimney stack, and distinctive half-timbered eaves, setting the tone for the high specification and thoughtfully designed interiors that lie beyond. A large block-paved driveway provides generous off-road parking for up to six vehicles and is complemented by an electric car charging point and a spacious detached, remote controlled double garage, complete with power, lighting and an up-and-over door.

Step inside beneath the welcoming storm porch, where the attention to detail is immediately apparent. The hallway is laid with upgraded Porcelanosa tiled flooring, and underfloor heating runs throughout the entire ground floor, enhancing both the aesthetic and comfort of the space. To the front of the house, a beautifully appointed office offers the perfect dual working environment, complete with fitted storage, two dedicated workstations and plush new carpets underfoot. The bay-fronted living room provides a calm yet elegant retreat, featuring a living flame gas fire and a large window that frames views of the green beyond.

At the heart of the home lies the expansive open-plan dining kitchen with a family living space, designed with both daily life and entertaining in mind. The upgraded Laura Ashley kitchen is fitted with timeless cabinetry and boasts an array of premium Siemens integrated appliances, including a double oven with microwave, coffee machine, wine fridge, dishwasher, and fridge freezer. The adjoining dining area and relaxed family space flow seamlessly through wide bi-folding doors onto the beautifully landscaped rear garden, creating a wonderful connection between indoors and out.

There is also a practical and well-proportioned utility and boot room with garden access ensuring the main living spaces remain clutter-free, ideal for muddy boots and pets after a stroll through the village green or nearby countryside.

The sense of space continues upstairs where a light-filled landing, complete with enough space for a piano and reading area, offers elevated views across the green and fills the first floor with natural light. The principal bedroom is a peaceful sanctuary, beautifully decorated and enjoying a bay window, generous walk-in wardrobe and a luxurious ensuite shower room with floating vanity units, double sinks and full-height Porcelanosa tiling, evoking a boutique hotel feel.

Four further double bedrooms offer ample space for family and guests, with four of the five bedrooms benefitting from fitted wardrobes and concealed wiring for wall-mounted televisions, keeping interiors sleek and stylish. One of the bedrooms enjoys its own bay window and ensuite shower room, while the remaining bedrooms are served by a beautifully finished family bathroom complete with a floating vanity unit, separate shower cubicle, and elegant tiled flooring.



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The landscaped rear garden has been thoughtfully designed for year-round enjoyment and ease of maintenance. Sunlight floods the kitchen and family living space in the morning, while the seating area at the far corner of the garden is bathed in evening sunshine, providing the perfect spot to relax after a busy day. An Indian Stone patio area offers an ideal space for alfresco dining. A shaded pergola adds character and provides respite on warmer days, and the garden also features a willow tree, plum tree and eating apple tree, as well as a dedicated vegetable patch for those with green fingers. There is side access to one side of the property, with the other side housing additional fitted bike storage, ensuring practicality blends effortlessly with style.

Lancastrian Way forms part of the desirable Woodford Garden Village, known for its friendly community atmosphere, open green spaces and high-specification homes. The property is close to the children's play area and falls within the catchment for the highly regarded Laurus Trust Woodford Primary School and is well placed for access to a range of excellent secondary schools. Nearby Bramhall Village offers a wide selection of shops, cafés, bars and restaurants, providing everything you need for everyday living and leisure. This beautifully presented, thoughtfully upgraded Blenheim home offers the perfect combination of space, style and functionality, set in one of South Manchester's most sought-after developments with picturesque surroundings and a real sense of community. It is a home designed to stand out and built to be enjoyed for years to come.

The Current Owners Love:

- One of the things we love most about our home is the garden. Thanks to its generous size and the way it's positioned, we're lucky enough to enjoy the sun all day long — from morning coffee to evening drinks. Best of all, the garden isn't overlooked, so we can truly relax in peace and privacy. In the evenings, we love sitting at the back of the garden, soaking up the last of the sun as the day comes to a quiet close.
- Our home really works for family life — the open-plan kitchen, dining, and lounge area is the heart of the home, where we cook, eat, and spend time together. It's a large, sociable space that brings everyone together naturally. At the same time, the separate lounge offers a quieter spot to unwind, read, or watch a film. Every room gets well used, and the layout gives us the flexibility to enjoy time together or find our own space when we need it.
- We've really appreciated the community in Woodford Garden Village — it's friendly, approachable, and has a welcoming feel. There's a nice mix of ages and a sense of neighbourliness that makes the area feel comfortable and settled.







Key Features:

- Prestigious Location
- Expansive Living Space – Five double bedrooms, including two with en-suites, plus a spacious open-plan dining kitchen with family living area.
- A grand, detached Blenheim Style Redrow home- turn key!
- High-End Kitchen
- Elegant interior detailing including a bespoke oak staircase, solid oak doors, high ceilings and deep skirting boards
- Luxurious Principal Suite – Bay window, walk-in wardrobe and boutique-style en-suite with double sinks with floating vanity units and Porcelanosa tiling.
- Impressive Curb Appeal

Tenure: Leasehold

Council Tax Band: G

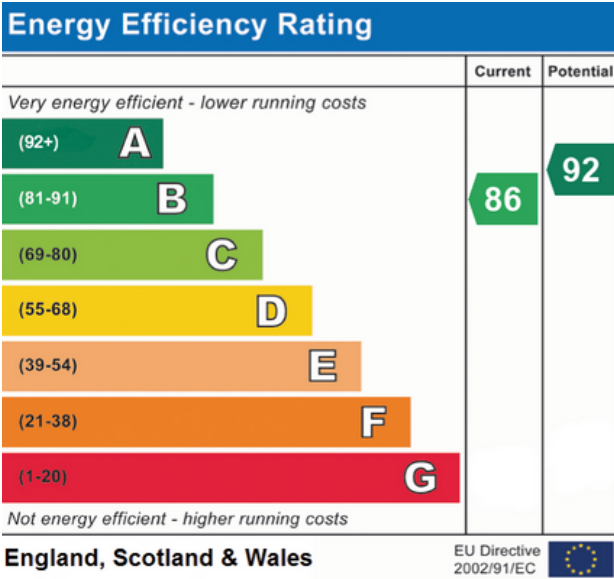
Possession: Vacant possession upon completion

Total Floor Area: 2588 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

- Hallway
4.75m × 3.94m
- Living Room
5.32m × 3.92m
- Sitting Room
3.92m × 3.74m
- Dining Kitchen
8.42m × 4.68m
- W/C
2.80m × 1.00m
- Utility Room
3.67m × 1.64m
- Office
3.67m × 3.67m
- Landing
5.78m × 5.50m
- Bedroom 1
4.62m × 3.92m
- Ensuite 1
2.40m × 2.31m
- Bedroom 2
3.67m × 3.36m
- Ensuite 2
2.64m × 1.12m
- Bathroom
2.64m × 2.03m
- Bedroom 3
4.24m × 3.30m
- Bedroom 4
3.74m × 2.61m
- Bedroom 5
3.19m × 2.95m





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TOTAL FLOOR AREA : 2588 sq.ft. (240.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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