

Sycamore Farm Chester Road

Woodford, Cheshire, SK7 1PR



mosley jarman





Sycamore Farm Chester Road, Woodford, Cheshire, SK7 1PR

£1,500,000

The internal accommodation includes an enclosed porch, hall, downstairs w.c, snug/office with Neville Johnson office furniture and electric living flame fire; elegant living room with oak flooring and bi-fold doors, magnificent bespoke Derbyshire Gritstone fireplace, with inset multi fuel burning stove; stylish dining kitchen with bi-fold doors, bespoke Mark Wilkinson (hand painted in Farrow & Ball Joa's White) shaker style units, a large island/breakfast bar, granite work surfaces, and an Aga cooker. The adjoining utility/boot room provides direct access to rear garden and to the large integral garage. The first floor reveals a delightful landing/library with Neville Johnson fitted shelving which leads to the elegant principal bedroom suite with cast iron fireplace, fitted wardrobes and luxurious re-fitted en-suite shower room with Duravit sanitaryware, Hans Grohe fittings and walk-in shower with glass screen. Further accommodation includes a spacious, dual aspect guest bedroom suite with walk-in wardrobe and ensuite shower room; two further double bedrooms and a stylish main bathroom with free standing bath and Hans Grohe fittings. The property benefits from gas fired central heating powered by a Worcester boiler. Full permitted development rights exist, possibly for the creation of a leisure suite or home office, and there is excellent future potential to provide further accommodation, subject to planning consent. Viewing highly recommended. Freehold.



- Stunning, private, well established, South facing plot
- Four bedrooms and three re-fitted bathrooms (two en-suite)
- Full permitted development rights for a leisure suite/home office
- Oak framed double glazed windows and bi-folding doors
- Council Tax Band - H
- Adjoining and with open views over Greenbelt fields to the rear
- Gated driveway and large integral garage
- Bespoke Mark Wilkinson kitchen with Aga and Miele appliances
- EPC Rating - D
- Freehold





The Location

This immaculately presented property is situated in a highly desirable location in semi-rural Woodford within striking distance of both Bramhall and Wilmslow centres.

The Grounds & Gardens

The house stands well back from the road, with timber electric gates opening onto a sweeping private driveway which provides parking for multiple cars and access to the large integral garage. The generous front garden is laid to lawn

with well established borders. The extensive landscaped rear gardens include an Indian Stone patio and raised composite well lit decking, ideal for "al fresco" dining and entertaining. There is an additional enclosed paddock with a natural pond, offering beautiful panoramic views over the adjoining green belt towards "White Nancy".

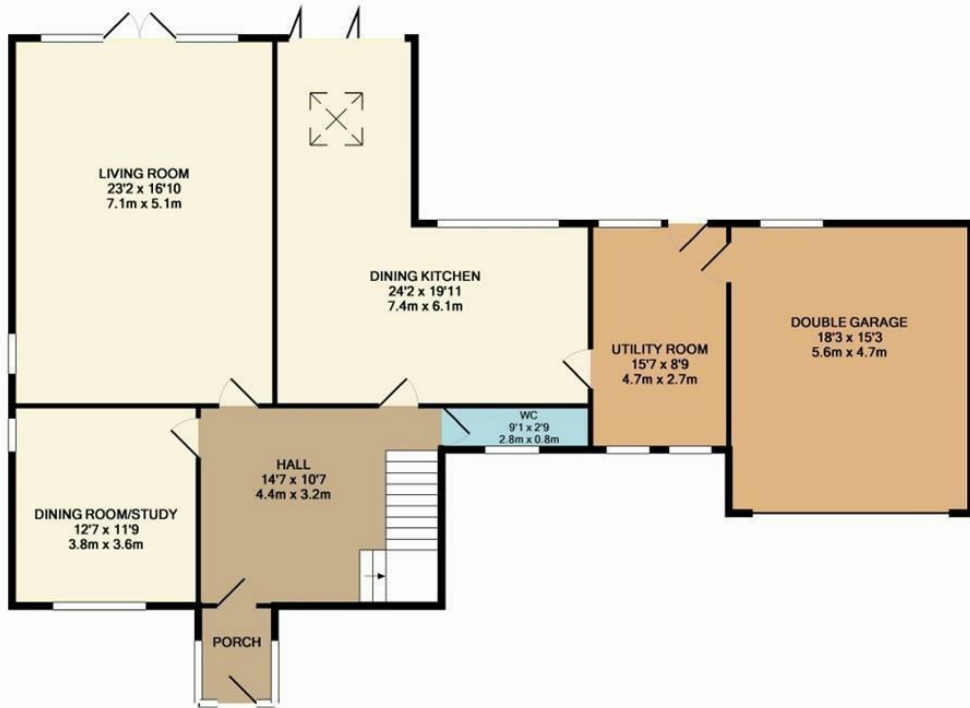
Postcode: **SK7 1PR**

What 3 Words: **///care.radar.green**

Council Tax Band: **H**

EPC Rating: **D**

Tenure: **Freehold**



GROUND FLOOR
 APPROX. FLOOR
 AREA 1516 SQ.FT.
 (140.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1305 SQ.FT.
 (121.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2821 SQ.FT. (262.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2016



44 Alderley Road, Wilmslow, Cheshire, SK9 1NY

Email: wilmslow@mosleyjarman.co.uk

T: 01625 444899
www.mosleyjarman.co.uk

mosley jarman

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.