

The Edge, 514 Chester Road

Woodford, Cheshire, SK7 1PS



mosley jarman



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Offers Over £1,650,000

A recently constructed bespoke contemporary styled four double bedroom four bathroom (all en-suite) detached family home built to an exceptional specification which adjoins and has a stunning open aspect over farmland/green belt to the rear. The house benefits from a Grade B EPC rating and features Aluminium framed windows and there is under floor heating to both the ground and first floors bathrooms. 10-year new home warranty. Security alarm and SMART lighting. VIDEO WALKTHROUGH AVAILABLE UPON REQUEST.



- Recently constructed bespoke contemporary styled detached family home
- Principle bedroom suite with x2 dressing rooms,
- Three further large bedroom suites with dressing rooms, en-suite shower rooms and vaulted ceilings
- Stunning rear garden design with decking, Porcelain tiled patio/terrace and lawn
- Idyllic semi rural location with open aspect views to the rear over the farmland/greenbelt
- Luxurious en-suite bathroom and external balcony
- Secure gated parking with off road parking for numerous cars and a detached garage
- Air conditioning to all bedrooms cinema room and the gym



The Accommodation

The accommodation is finished to an exacting standard. An oversized security door opens to reveal an impressive entrance lobby (with double height ceiling and a wide turning staircase ascends to the first floor), w.c, understairs cloak room, study with adjoining storeroom, dining kitchen (which provides an ideal entertaining/family space with a large central island with room for bar stools/informal dining. Fitted with contemporary styled units, deep pan drawers, stone work surfaces and a comprehensive range of Neff appliances that includes two electric ovens, steamer, two combination microwave ovens, five burner gas hob, extractor, Miele dishwasher and there is space for an American fridge freezer. Floor to ceiling windows and there is a recessed pantry). Utility/boot room (fitted with modern cupboards, space for washing machine and tumble dryer, second integrated dishwasher and there is a tiled dog shower). A dining room (with drinks/cocktail bar) and living room (with a contemporary Bellfield gas fire) both benefit from floor to ceiling glass sliders that open to the rear garden. Family room (with contemporary biofuel fire) with floor to ceiling sliders opening the rear garden. Cinema room (with air conditioning) and a gym (with air conditioning).

A galleried landing at first floor level has three impressive glass roof lights and a glass balustrade and there is a recessed linen cupboard. There is a spectacular principal bedroom suite with bedroom with vaulted ceiling, floor to ceiling shaped windows and air conditioning/ heating. Two dressing rooms (one fitted with wardrobes and drawers and the other with open hanging rails, drawers, shoe storage and dressing table) and a luxurious en-suite bathroom/wet room (fitted with a free-standing slipper bath, walk in thermostatic shower with glass screen and there are two Corian wash hand basins and a ladder radiator with Summer heating element). There is also access on to a large, external, decked

balcony (with glass balustrade) through large glass sliders which overlooks the farmland/green belt to the rear. There are three further boutique hotel style double bedroom suites with vaulted ceilings, air conditioning, dressing rooms (with fitted wardrobes) and contemporary styled en-suite wet rooms (all with modern white sanitary ware and walk in wet showers).

The Grounds & Gardens

A gated (a remote operated electronic gate) entrance opens to reveal a loose stone driveway which provides off road parking for numerous cars and there is access to a detached garage to the rear. There are attractive private landscaped gardens to the rear with large Porcelain tiled patio/terrace, lawn, garden and wall lighting. Eco decking and contemporary fencing. No seller chain.

The Location

Situated in a prominent position in the sought after and idyllic semi-rural area of Woodford, which is conveniently positioned with nearby access to Wilmslow, Bramhall, Poynton and Prestbury. Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's

Postcode: **SK7 1PS**

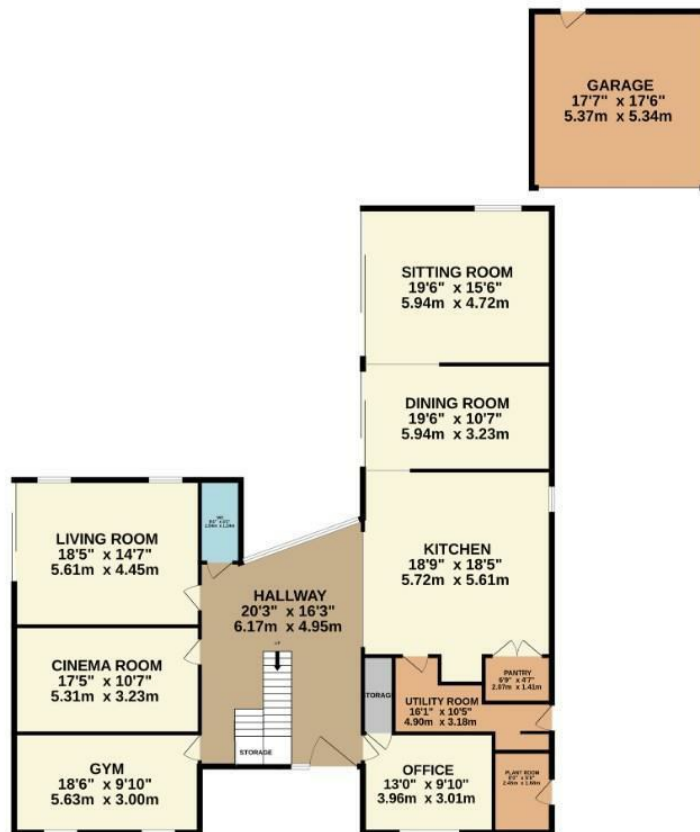
What 3 Words:

Council Tax Band: **H**

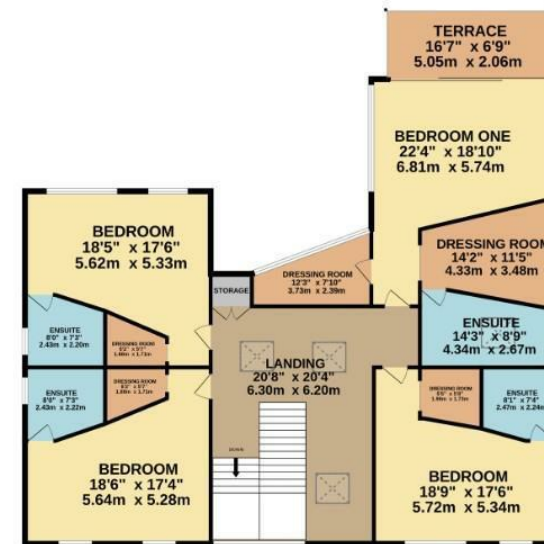
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR
2507 sq.ft. (232.9 sq.m.) approx.



1ST FLOOR
2091 sq.ft. (194.3 sq.m.) approx.



TOTAL FLOOR AREA : 4598 sq.ft. (427.2 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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