



High Lane

Woodley

 JARDINE
ESTATES



Luxurious Living

Welcome to High Lane: this home is immaculate in every sense - beautiful interior, manicured gardens and fantastic kerb appeal.

Tucked away in a quiet spot on High Lane, this home is private and secluded but within easy reach of all the facilities that Woodley and Romiley have to offer.

Stand back and admire this property from the driveway, passing the pretty front garden you enter through the porch where you can take off your wet coats and boots. The stunning hallway has the wow factor and will leave you wanting to explore the rest.

Immediately to your left you have the first of your sitting rooms, this room has views over the garden and is the ideal place for relaxing or entertaining. During the cooler months wrap yourself in your cashmere throw and pick out your favourite book to enjoy in front of the fabulous log burner, a real cosy room to enjoy some peace and quiet.





Family Entertaining

To your right is where your amazing kitchen/dining room awaits, packed full of all the latest appliances: induction hob, double ovens, dishwasher and microwave.

This modern kitchen is the perfect haven for budding Jamie Oliver's or aspiring Nigella Lawsons. The large island is ideal for friends and family to gather for pre-dinner cocktails whilst the dining area provides seating for a fabulous dinner party.

You have direct access to your second utility area with space for the essential items and additional cupboard space to hide away all those unsightly bits and pieces. There is a second pantry area giving you bags of storage.

Wander through to your relaxation area with breakfast bar and space to relax whilst dinner is being prepared. Throw open the patio doors and take the party outside, perfect for those long summer evenings or catching the late evening sun on a weekday night, more on the garden later....

The converted garage gives you a third sitting room, fabulous office space or a perfect party pad! Ideal for those wanting to work from home. This could also be converted to make a separate annex for a parent or relative.

Back into the hallway and straight on is the conveniently located ground floor wc, pristine and immaculate and perfectly positioned for those with little ones and visiting family and friends.





Bedroom Bliss

Head upstairs to your first floor where an immaculate array of bedrooms and bathrooms await.

The principal suite is a relaxing haven to enjoy at the end of a long day, light the candles and pour yourself a glass of Chablis whilst enjoying this fabulous retreat.

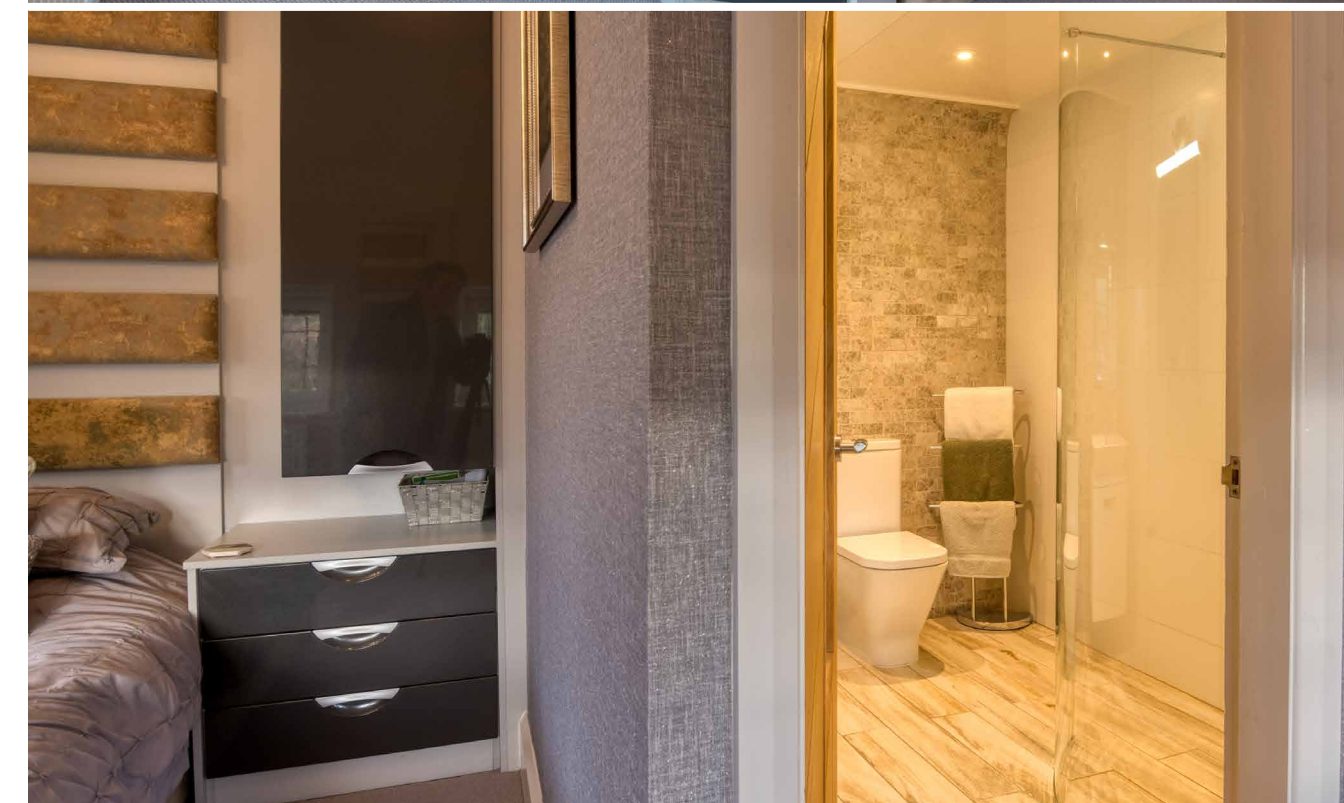
The high gloss fitted furniture gives you fantastic storage options. Your ensuite is also beautiful with large thermostatic shower to blow away the cobwebs and storage for all your bits and pieces.

The second double bedroom also has fitted furniture and has ample space for a king size bed and storage.

Your third double bedroom overlooks the garden and again has fitted furniture and lots of room for a double bed.

There is a fourth bedroom which is currently used as office this room would make an ideal nursery or dressing room.

To complete the first floor is the stunning family bathroom, the roll top bath sets off this immaculate room. After a long day throw in the bubbles and enjoy a soak in the tub, or step into the shower to give you the wakeup call you need first thing in the morning.





Garden Haven

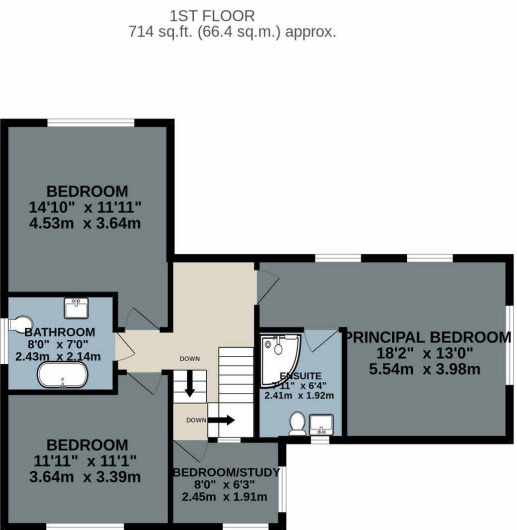
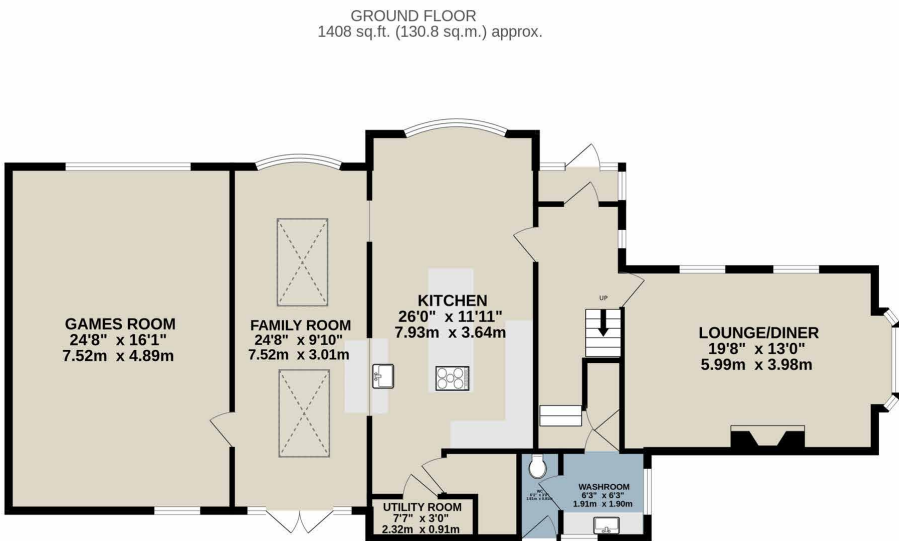
This detached home sits on its own plot, so you have views of the garden from all angles. There is a bar to entertain family and friends and a huge entertaining area with patio doors into the kitchen for easy access to further refreshments.

There is an Astro Turf putting area for those keen or new golfers and a wooded area perfect for hide and seek!

You are sure to be popular with friends and family as this a great party space.



Floorplan



TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.

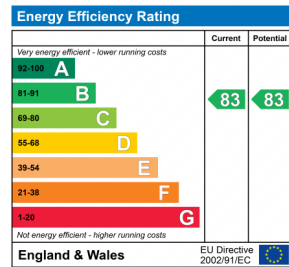
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Finer Details

- Beautifully presented internally and externally
- Four Bedroom / Three Receptions
- Fabulous wrap around garden
- Sociable kitchen/ diner/family space
- Close to all the village amenities
- Excellent transport links
- Close to Heald Wood for lovely walks
- Leasehold – approx. 885 years remaining (Currently £4 per annum).
- Council Tax Band - F
- Double Glazed
- Loft: Boarded/ light/ ladder
- With on street parking
- 25 Minute Drive To Manchester Airport/ City Centre
- Fabulous Walks On Your Door Step

EPC



Out & About

This home is in a fabulous location for enjoying family life whilst accessing all the local facilities of Woodley and Romiley and within easy reach of the bright lights of Manchester city centre.

There are shops to wander to for the early morning paper, pubs and bars to enjoy, walks and cycling from your front door plus a range of children's sports and activities for them to enjoy.

Cricket, golf, squash and gyms are also easily accessible plus a local swimming pool for those that like to swim or for the children to learn.

If you are looking to commute for work, there are several train stations to choose from plus the M60 motorway network is only a few minutes' drive away.

From Woodley you can easily head further afield to enjoy the outdoors at the peak district or shopping and nightlife in the city centre.



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