



## The Courtyard Oakwood Rise, Romiley

In Excess of £485,000



JARDINE  
ESTATES







# The Courtyard Oakwood Rise

Romiley, Stockport

This immaculate home is tucked away on an exclusive, quiet development with no passing traffic.

On entrance there is a welcoming hallway, its hard to miss the early signs of an immaculate and elegant home that the current owner has created.

The hallway leads you into your modern family kitchen which has space for a large table overlooking the stunning garden and the open countryside beyond.

There is fabulous work-top space for anyone that likes to cook and a beautiful central island to serve canapes whilst you put the finishing touches to your meal.

There is space for all the required appliances and bags of storage.

You have a handy utility room and direct access to the rear garden.







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Wander through the double doors into the formal sitting room.

With a double aspect this room is filled with light and has space for any number of sofa combinations. A room to gather friends and family or maybe a cosy evening with a glass of wine and a good book.

This flexible living space continues into a separate playroom, with bags of space for the most creative of children.

This space could easily be used as a home office or a second sitting room.

You can throw open the doors during the summer months and bring the outside in.

Next door is the handy ground floor wc.











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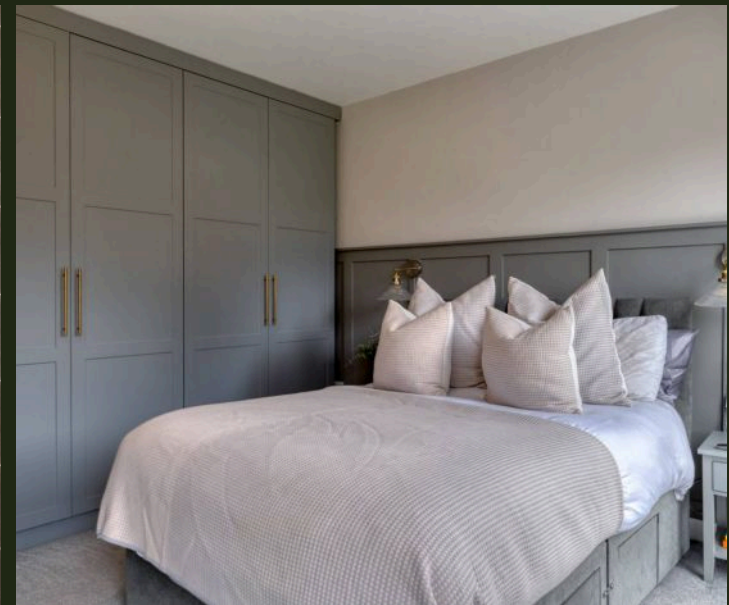
Romiley, Stockport

Relax and Unwind

The Principal bedroom has an air of calm and relaxation.

Statement panelling and lots of fitted storage add character and practicality to this room.

With views across the open countryside as you wake and a stunning en suite shower room to revive you after a long day.







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Whether you have a large family to accommodate or friends that like to visit you will not be short of bedrooms for them all.

Four double bedrooms, all with a boutique hotel feel and family bathroom across a gorgeous landing make this home a great option for those looking for a property with great options.

The family bathroom is the perfect place for a refreshing shower or to relax in the bath after a long day at the office or school.

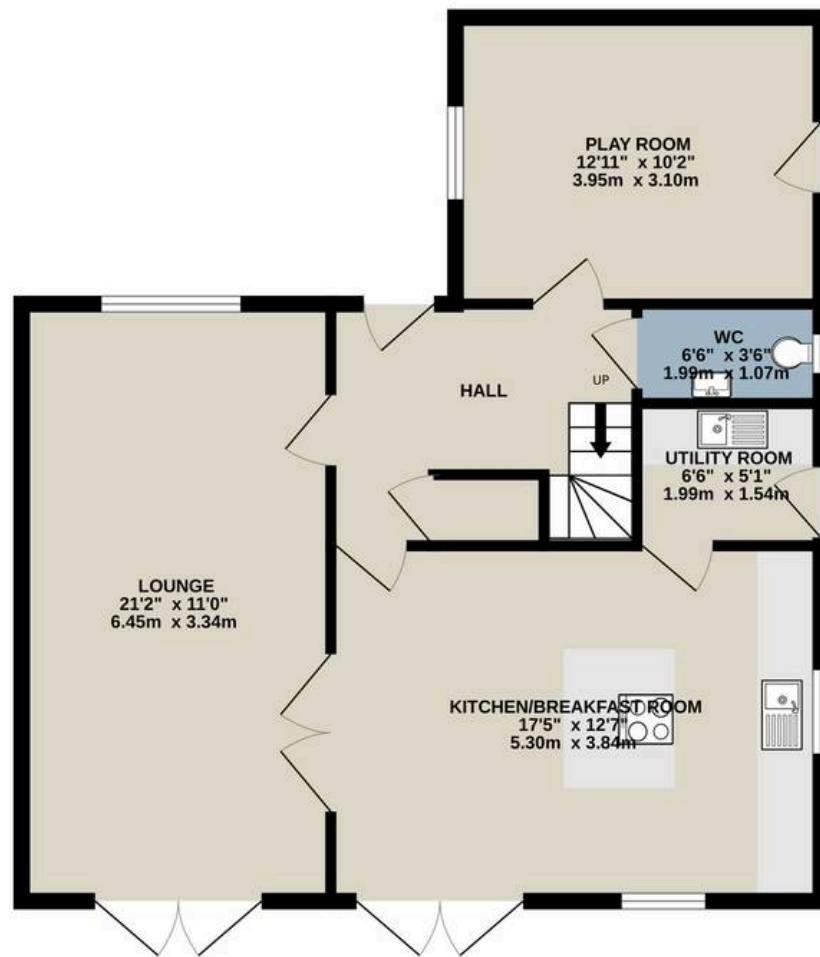




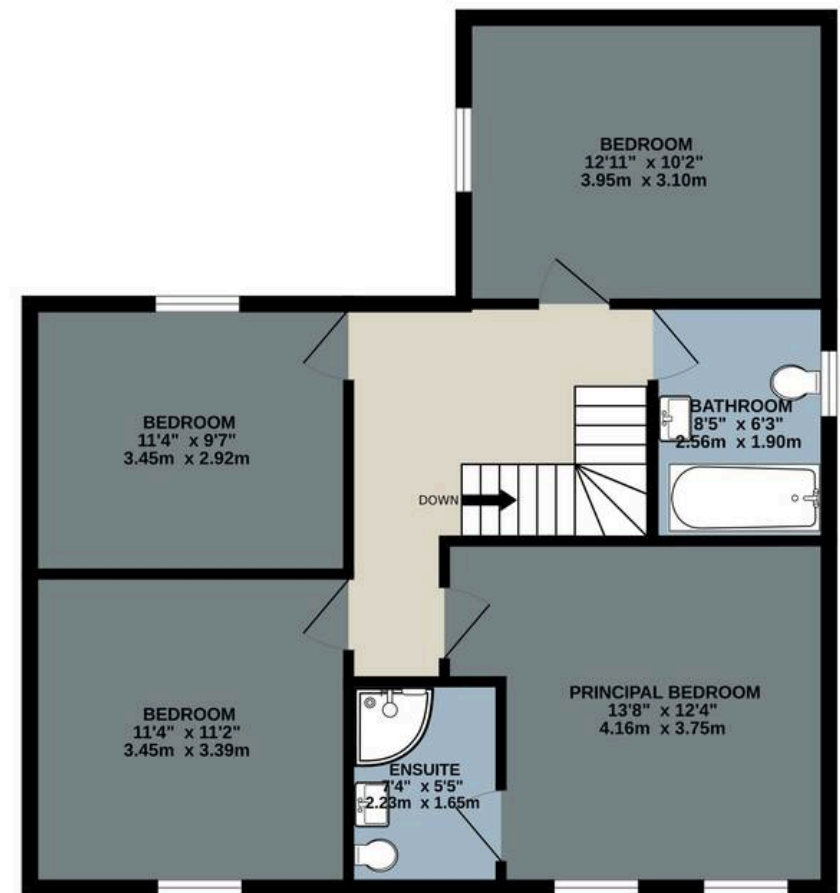




GROUND FLOOR  
731 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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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# The Courtyard Oakwood Rise

Romiley, Stockport

Tucked away on this private development of detached properties this delightful home is in the perfect spot. Although set in 26 acres of grounds and surrounding by ancient woodland and countryside, the property is minutes away from the heart of Romiley village where you can find everything you will require including shops, bars, restaurants, cafés, theatre, swimming baths & gym and much more. For commuters, Romiley train station can get you into Manchester city centre within 20 minutes and the M60 motorway network is only a couple of miles down the road. We would love to welcome you to The Courtyard, please download the brochure for more information and call us to arrange a viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Large, family home – 4 double bedrooms and 3 bathrooms
- Off road parking for the family's cars plus garage
- Set in 26 acres of open countryside
- Garden and patio areas for entertaining
- Perfect for those looking for a family home with bags of space







## Jardine Estates

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