



**GASCOIGNE  
HALMAN**

1 FLORA GARDENS, WOODFORD

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THE AREAS LEADING ESTATE AGENT

A brand new architecturally designed, detached bungalow of merit, situated at the heart of Woodford village within this highly regarded modern development. NO ONWARD CHAIN

Woodford is a village in Cheshire situated in between popular destinations of Bramhall, Wilmslow and Poynton. Woodford offers popular pubs such as the Davenport Arms and the Aviator. Woodford Aviation Museum can also be found within the Woodford Garden Village development which displays the history of Avro who produced aircrafts such as the Avro Lancaster in World War II. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

#### DESCRIPTION

This recently constructed detached bungalow is a property of distinct architectural merit, located within an exclusive development of similarly distinguished homes. With its striking elevations, combining contrasting elements of timber, zinc, and brick, the property boasts a contemporary design that immediately captures attention. Situated in the desirable village of Woodford, the bungalow benefits from a wide range of local amenities, including shops and public houses, while also offering proximity to open countryside. Despite its rural feel, the property remains close to the popular villages of Wilmslow and Bramhall, ensuring a balance between convenience and peaceful living.

The interior is designed with modern elegance in mind, featuring sleek detailing throughout and notably high ceilings that create an airy and spacious atmosphere. The accommodation is ideal for those seeking the convenience of single-floor living. Upon entering, you are greeted by a welcoming entrance hall that includes a useful utility cupboard. The principal living space is open plan, comprising a

high-specification kitchen with quartz work surfaces and integrated appliances. This area flows seamlessly into the living and dining space, which benefits from large sliding doors that open directly onto the rear garden, enhancing the sense of space and natural light.

The master bedroom offers a luxurious en suite with a walk-in shower, providing comfort and style. There is a second double bedroom, along with a well-appointed family bathroom. Additionally, a study provides the option of a third bedroom, offering flexibility to suit various needs.

Externally, the property includes block-paved parking for two cars, with landscaped beds adding to the overall appeal. The rear garden is thoughtfully designed, featuring an Indian stone patio, a well-maintained lawn, and further planted beds that contribute to the tranquil outdoor space. The property is ready for immediate occupation, with all floor coverings already in place, and comes with the added convenience of an electric car charging point.

With no onward chain, this is an exciting opportunity to acquire a brand-new, architecturally significant detached bungalow in the highly sought-after semi-rural village of Woodford.

#### DIRECTIONS

SAT NAV: SK7 1QS

#### TENURE

TBC

#### LOCAL AUTHORITY

Cheshire East Council

#### TAX BAND

TBC

## ALDERLEY EDGE OFFICE

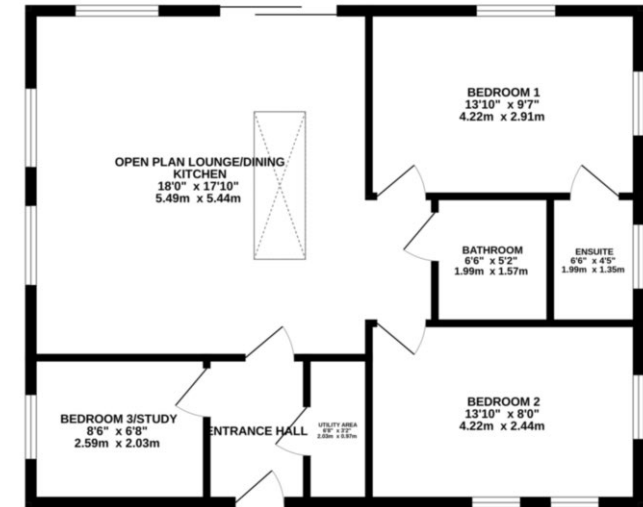
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GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Intended for guidance only.  
View via Mortgage 12321

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