



**GASCOIGNE
HALMAN**

Bridle Lodge, Bridle Road, Woodford
Offers In The Region Of **£1,050,000**

THE AREA'S LEADING ESTATE AGENCY



'Bridle Lodge' is an executive four double bedroom detached residence revealing in excess of 3500 sq/ft of wonderful living accommodation. This family residence occupies a large corner plot located off the beaten track along the highly desirable Bridle Road. Bridle Road forms part of the settlement of Woodford which adjoins suburbia in Bramhall and Poynton as well as Cheadle Hulme. Woodford offers a deep history but still retains some of its village character and farming community, with a network of winding country lanes leading to a plethora of facilities such as Woodford & Bramhall Cricket Club, The Avro Heritage Museum, Woodford Recreation Ground and Woodford Notcutts Garden Centre, which includes a café. Equally there are an array of popular pubs such as The Davenport Arms, known locally as 'The Thief's Neck', the recently built 'Aviator' pub as well as excellent Schools such as the nearby Woodford Primary School, Lostock Hall Primary School & Queensgate Primary School. With the openness of the countryside on the doorstep there are wonderful far reaching views of farmland with the Pennine Hills beyond. Woodford retains a strong sense of community and promotes a superb family friendly environment and this home is certain to appeal to many discerning buyers.

Property details

- Executive Detached Family Home Positioned In A Highly Desirable Location
- Beautiful Established South Facing Rear Garden Sitting in a Plot of 0.25 Acres or Thereabouts
- Detached Double Garage with Large Driveway Providing Ample Parking
- Four Superb Double Bedrooms, Four Well Proportioned Reception Rooms & Four Modern Bathrooms
- Close To Bramhall Village & Train Station As Well As Conveniently Located For Poynton & Poynton Train Station
- Conveniently Located For Excellent Schools & Transport Links As Well As Manchester Airport



About this property

This brick built part rendered double fronted detached residence displays superb family accommodation throughout. Approaching the property is a sweeping driveway which incorporates a large double garage. Built in the mid 1980's and bearing the birth stone 'Bridle Lodge' a welcoming entrance porch leads through to a large entrance hallway which provides the perfect introduction. An oak staircase with glass balustrade leads to the first floor whilst contemporary internal doors lead to a plethora of well appointed reception rooms. There is a well proportioned home office whilst opposite there is a large sitting room, currently utilised as children's play room. Leading down the hallway there are two further reception rooms in the form of a beautiful living room complete with patio doors whilst the neighbouring well presented dining room also reveals patio doors leading to the superb rear garden. A contemporary kitchen breakfast room provides access to the utility area which displays excellent space for all those day to day appliances. Again patio doors lead out to the rear garden from the kitchen breakfast room. A cloakroom and WC completing comprehensive ground floor accommodation. The first floor is equally as impressive displaying a large gallery landing which in turn branches out to four substantial double bedrooms, all of which include a variety of fitted wardrobes, the master bedroom even offering a walk in dressing room and a Juliette balcony. Three of the bedrooms promote fantastic en-suite bathrooms whilst a stylish family bathroom offers a centralised location off the landing area. Internally the property demonstrates a wonderful layout with ample sociable living spaces for families to enjoy. Externally the property sits on a plot of around 0.25 acres or thereabouts. Enjoying a corner position there are mature hedgerows wrapping round the contours of the boundary which offer an excellent degree of privacy. This south facing garden includes a patio area which can be enjoyed all year round whilst the landscaped lawned garden leads out beyond. There are footpaths which lead back round to the front which again provides established borders and ample parking. This stunning family residence will impress any buyer and we would be delighted to welcome you on a viewing for this rare to the market property.











DIRECTIONS

SK7 1QJ

COUNCIL TAX BAND

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TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

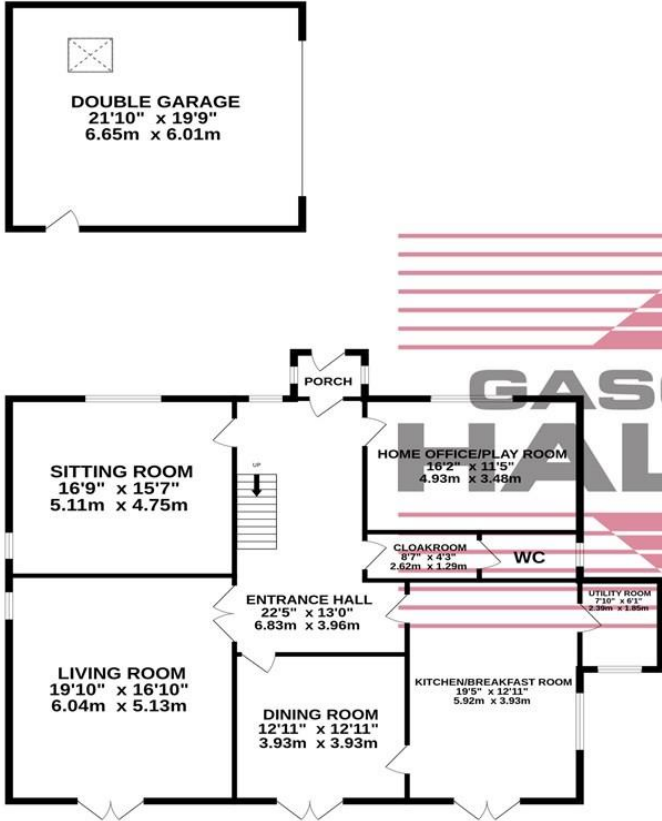
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

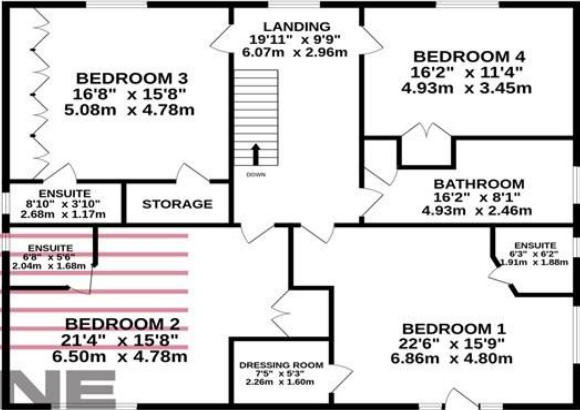
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
2008 sq.ft. (186.5 sq.m.) approx.



1ST FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 3515 sq.ft. (326.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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