



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Church Lane, Woodford
£725,000

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Church Lane is a highly popular location within the settlement of Woodford which adjoins suburbia in Bramhall and Cheadle Hulme & Wilmslow, but yet still retains some of its village character and farming community, with a network of winding country lanes off the beaten track. The openness of the countryside is a unique feature of this wonderful three double bedroom and three bathroom family home and with excellent transport links and Schools on the doorstep, this high specification residence is certain to appeal to families or anyone wanting to re-locate and enjoy a semi-rural setting.

Property details

- High Specification Family Home With Open Views To The Front & Rear
- Beautiful & Stylish Accommodation Approaching 1500 sq/ft
- Three Well Proportioned Double Bedrooms & Three Immaculately Presented Modern Bathrooms
- Stunning South West Facing Rear Garden With Superb Open Views
- Highly Desirable Location With a Superb Rural Village Feel Whilst Having Excellent Transport Links & Schools On The Doorstep
- Large Driveway Providing Ample Off Road Parking



About this property

This immaculate three double bedroom semi detached family home has been extensively remodelled and extended to reveal a supremely aesthetic residence complete with a blend of modern and traditional features. There has been no expense spared with this meticulously designed property which includes an impressive 1500 sq/ft of living accommodation. The bespoke oak framed covered porch with its lovely detailing provides the perfect introduction. The entrance hallway displays an elegant decor and the staircase with its oak balustrade sets the tone for the rest of the home. The bay fronted living room provides the perfect space to relax and unwind whilst enjoying the open views to the front. The heart of the home is the sublime open plan kitchen family room which offers a remarkable space to entertain. An immersive integrated Zuma speaker and lighting system creates a delicate ambience with sophisticated controllability. The stylish fitted kitchen promotes an abundance of bespoke cabinetry with high quality quartz worktops. There is even a quooker boiling water tap for additional convenience whilst ample fitted appliances are on offer with multiple fridges and freezers as well as two dishwashers and a wine cooler. The superb skylight lantern is a stand out feature which hovers over the beautiful centre island unit and pours ample light into this vast open plan kitchen family room. Adjacent to the kitchen is a utility room which includes a vaulted ceiling with electric skylight window. Tucked away in the utility is a highly energy efficient Viessmann boiler which provides excellent functionality for the entire property. A downstairs WC completed well balances ground floor accommodation. To the first floor there are two double bedrooms both of which include a range of fitted wardrobes which have customized to perfection. The master bedroom with its feature bay window also incorporates a fully tiled stylish en-suite. The family bathroom reveals a four piece suite complete with elegant tiling and carefully selected towel rails which are in keeping with the style of the home. The oak staircase continues to the second floor where you are greeted by a further magnificent double bedroom which captures gorgeous views of the rural landscape via the Juliette balcony. Clever storage has been created to ensure the space has been efficiently utilised. A further contemporary ensuite provides a level of luxury and convenience. Externally there is a large driveway which accommodates multiple vehicles for friends and family. A gate provides access to the rear where you will discover a tranquil and peaceful south west facing garden which is divided into a patio area ideal for outdoor dining and a privately enclosed lawned garden with open rural views.

















DIRECTIONS

SK7 1RQ

COUNCIL TAX BAND

E

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		96 A
81-91	B		
69-80	C		
55-68	D	65 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

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

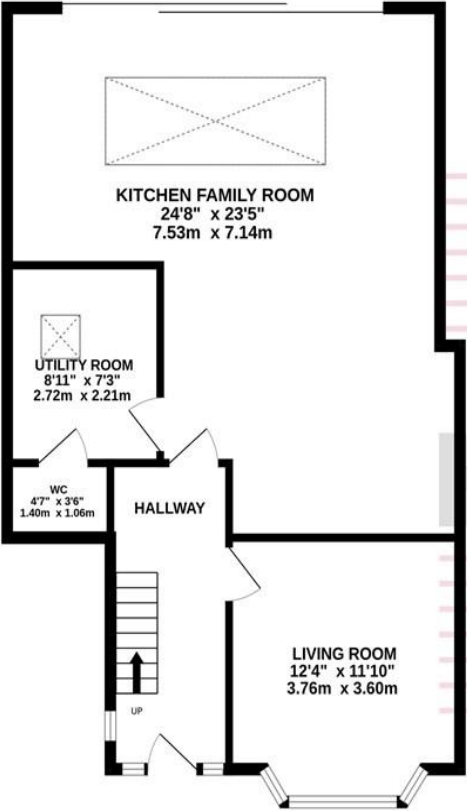
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

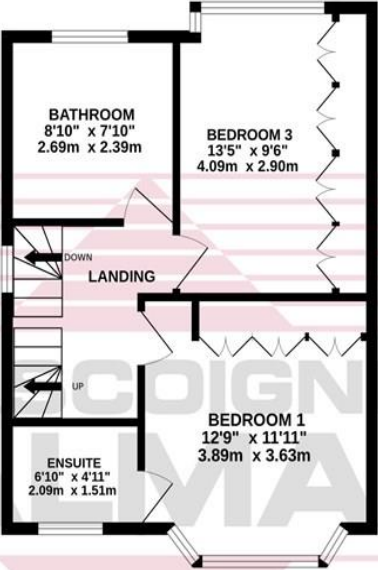
No

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.

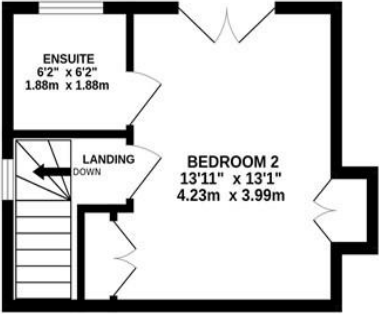
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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