



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

The Orchard, 2A Woodford Road, Poynton, Cheshire
SK12 1DY



Nestled in a highly sought after location, this impressive detached family home offers the perfect blend of style, comfort and convenience. Set on a generous plot with great gardens, this property provides an idyllic setting for family living. This is a rare opportunity to secure a home of such quality, space and charm in a prime location.

Step inside to discover a thoughtfully designed interior, perfectly suited to modern lifestyles. The heart of the home is the spacious dining kitchen, ideal for entertaining and everyday family meals, complemented by a separate utility room and convenience downstairs washroom. The property also boasts a feature filled living room with stunning fireplace, an additional versatile sitting room and a layout that's as practical as it is elegant.





- Nestled in a highly sought after location - perfect blend of comfort, convenience and style
 - Great location on the Poynton, Woodford, Bramhall border
 - Generous plot with private gardens
 - Thoughtfully designed layout
 - Utility room & downstairs washroom/wc
- Originally 4 bedrooms, currently 3 generous bedrooms + dressing room (can be converted back)
 - 3 stylish bathrooms (2 being ensembles)
 - Electric double gated driveway parking providing extensive parking
- Detached garage which has recently been upgraded and driveway parking
 - Double Garage





To the first floor and leading from the landing...

There are three generous bedrooms. Originally configured as four bedrooms and can be easily redesigned back to this layout, if desired. There are three beautifully appointed bathrooms (2 of which are stylish ensembles, ensuring no compromise on comfort or convenience.)





Outside...

The property offers extensive driveway parking with electric double gates providing both privacy and security. A double garage adds further practicality, whilst the expansive gardens create a serene outdoor space for relaxing and entertaining. Located on the Poynton/Woodford/Bramhall border, this home enjoys excellent transport links, access to outstanding schools and close proximity to local amenities.

MORE TO EXPLORE

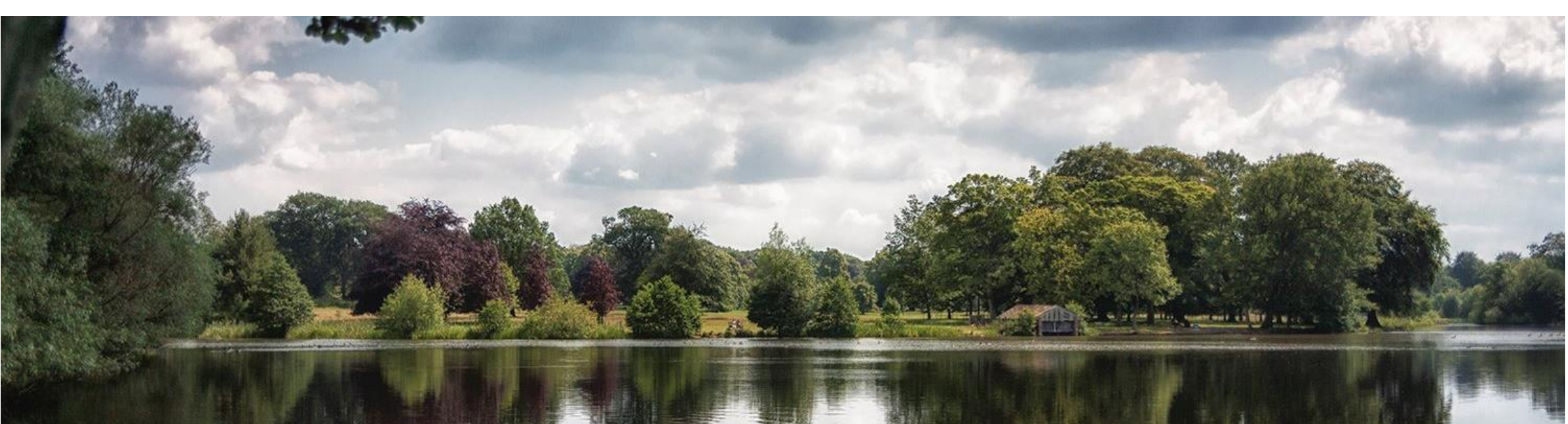
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

POST CODE: **SK12 1DY**

TENURE: TBA

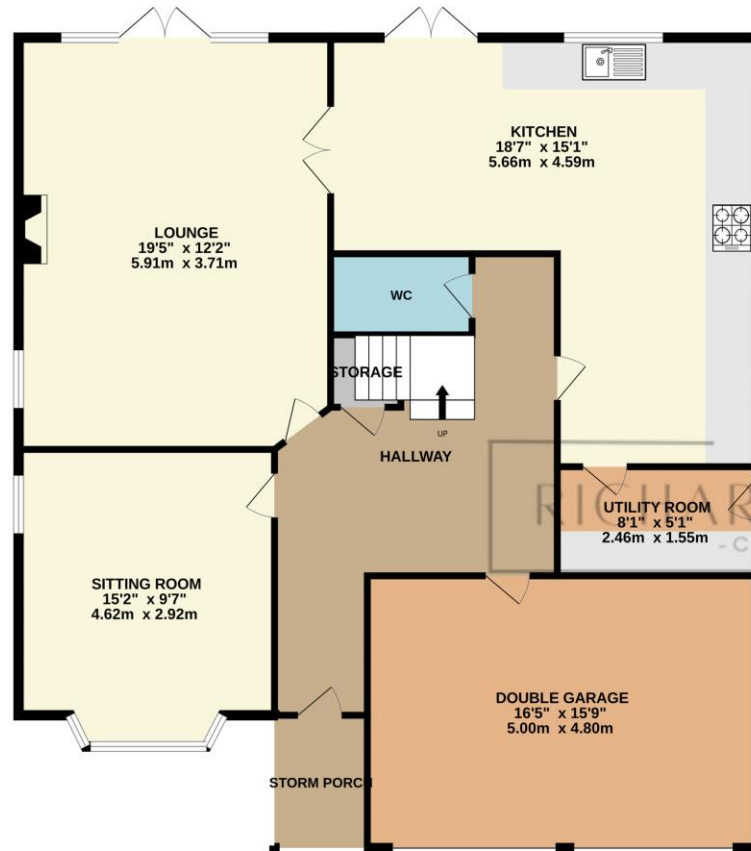
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **G**

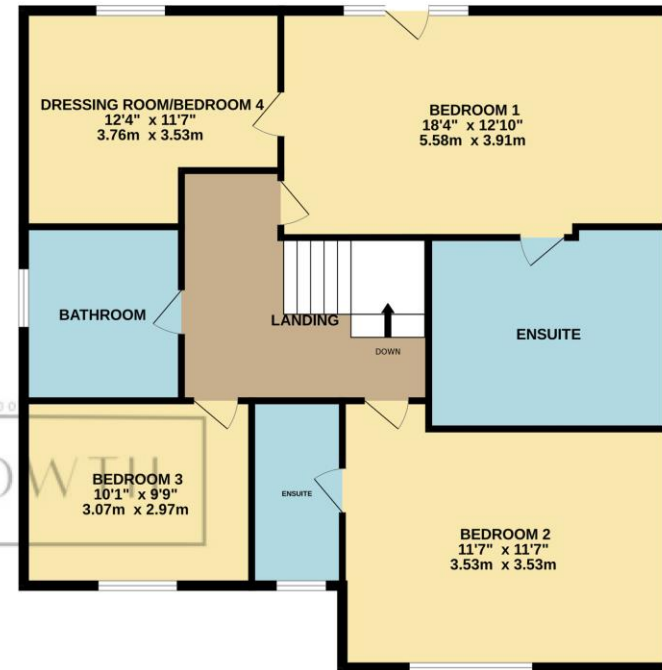
SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council.** For further information, please use: <https://www.cheshireeast.gov.uk/home.aspx>

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS: The Orchard, 2A Woodford Road, Poynton, Cheshire, SK12 1DY

From Poynton village, head out along Chester Road, going over Poynton Railway Bridge and the turning for Woodford Road will be the 4th turning on your right hand side. The property will be immediately located on your right hand side where double gates and driveway parking is provided.

WHAT3WORDS:
///actors.oval.sugars

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

