



EST. 2003

RICHARD LOWTH
- CHESHIRE -

Welcome to

11 Brookside Avenue, Poynton, Cheshire, SK12 1PN



Exquisite 3-bedroom detached dormer bungalow positioned just moments from the heart of the village centre and within easy reach of local amenities, this meticulously maintained and beautifully presented bungalow is a real find and a true hidden gem offering an exceptional blend of style, character and quality workmanship throughout. As you approach, prepare to be impressed by its superb kerb appeal and beautifully designed bespoke porch which provides a charming first impression and leads into a welcoming entrance hallway, setting the tone for what lies beyond. To your right, you'll find bedroom two, bathed in natural light from a large bay window. This room is currently used as a dressing room, complete with built-in wardrobes. Bedroom one is quietly situated to the rear, overlooking the beautiful rear garden and is a true sanctuary of calm and privacy. Step into the charming lounge, which oozes character with its elegant feature bay window, log burning feature fireplace and Bose sound system. From here, double doors invite you into the handcrafted breakfast kitchen, a lovely space thoughtfully updated with bespoke cabinetry and solid wood floors. Adjacent to the kitchen is a generously sized utility room, beautifully appointed with dove grey built-in cabinets. The true highlight of this outstanding home is the show-stopping hard wood conservatory. Painted in unique Heritage green, this bespoke space is a seamless extension of this home and offers panoramic views over the patio and expansive garden. There is a ground floor shower room/wc, complete with marble-effect shower enclosure and timeless Victorian fittings.





- Exquisite 3-bedroom dormer detached bungalow
- Close to village centre, local amenities and schools
- Meticulously maintained by the current owners
 - Bespoke enclosed porch & conservatory
 - Handcrafted breakfast kitchen + utility room
- Exceptional blend of style, character & workmanship throughout
 - Lovely lounge with feature bay window
- 20' detached garage with wc, store, workshed & greenhouse + driveway parking
 - Large rear garden with additional walled garden beyond
 - No onward chain





Upstairs...

And leading from the landing, is a large storage cupboard and bedroom three, which is filled with plenty of natural light from the two feature Velux windows and there is ample eaves storage. Completing the upper level is a modern bathroom/wc fitted with a sleek and contemporary suite.





Step Outside...

And into a gardener's paradise – a truly breathtaking rear garden that unfolds in stages, creating a sense of journey and discovery. Indian stone patio area, mature planting, manicured lawns and even an additional walled garden beyond. This secluded space houses a feature work shed and greenhouse. There is an impressive 20' detached garage, complete with workman's wc and additional storage room offering vast potential for hobbies or projects. Every inch of this home exudes care, craftsmanship and timeless elegance, and is a true credit to the owners. Properties of this calibre and charm are seldom available, and with the added benefit of being offered with no onward chain.

MORE TO EXPLORE

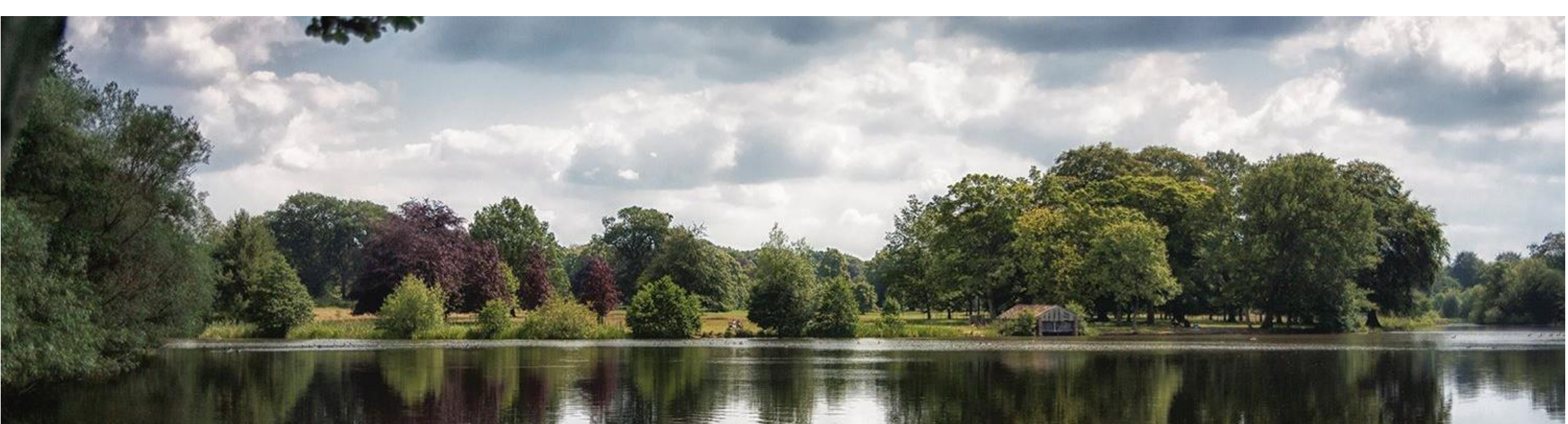
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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 1PN**

TENURE: **FREEHOLD**

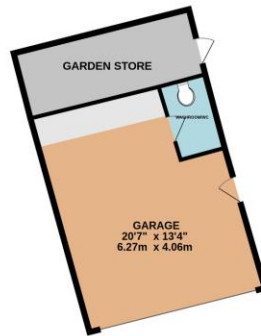
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **D**

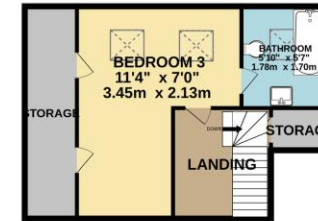
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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: 11 Brookside Avenue, Poynton, Cheshire, SK12 1PN

From Poynton village, head out along Park Lane and turn right onto Bulkeley Road. Take the next right onto Clumber Road and immediately left into Brookside Avenue. The property will be found on your left hand side where driveway parking is provided.

WHAT3WORDS:
[///dabble.marinated.public](https://www.what3words.com/dabble.marinated.public)

TO VIEW:

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