



Welcome to

219 Coppice Road, Poynton, Cheshire, SK12 1SW



Welcome to this immaculately presented, walk-in ready, 4-bedroom / 2-bathroom extended, semi-detached home, nestled in a sought-after area of High Poynton and surrounded by scenic countryside walks. Offering the perfect balance of rural charm and village convenience, this beautiful home is the dream for families who crave space, comfort and style. Lovingly renovated and maintained by the current owners, this home oozes kerb appeal from the moment you arrive. A smart storm porch opens into a welcoming entrance hallway, featuring built-in boot bench, perfect for growing families and wooden flooring which flows throughout. To the front, you'll find a delightful lounge, currently used as a children's play room. This versatile room features bay window, flooring the room with natural light and features log burner fireplace. The real heart of this property is the open plan, extended dining/living kitchen which has been thoughtfully designed with family life and entertainment in mind. This space boasts grey in-frame cabinets, a central island and elegant herringbone flooring. Double doors lead out onto paved patio. There is a generous utility room with additional storage, worktop space and plumbing for appliances and leading off, you'll find an additional shower room/wc with walk-in enclosure, contemporary black fixtures and stylish tiling.





- Stunning 4 bedroom / 2 bathroom family home
 - Extended semi-detached
- Lovingly renovated & maintained by the current owners
 - 4 generous bedrooms - all uniquely designed
 - Stylish open plan living/dining kitchen
 - Utility room & downstairs shower room/wc
 - Dream home with beautiful interior
 - Countryside walks closeby
 - Private garden with farmland views
 - Extensive driveway parking & integral garage





RICHARD LOWTH
-CHESHIRE-

Upstairs...

This home continues to impress with 4 generous bedrooms, all individually designed. Bedroom one, located at the front, is bathed in natural light from the feature bay window and features wall panelling creating the perfect retreat with calming décor. Bedroom two overlooks the rear garden and is currently used as a child's bedroom but would easily house a king size bed. The third bedroom is part of a clever extension to the side and offers excellent proportions, overlooking the front of this home. Bedroom four, is currently used as a stunning dressing room with built-in wardrobes and dressing table but is a great versatile space. The family bathroom is sleek and modern, featuring overhead shower and stylish contemporary finishes.



RICHARD LOWTH
-CHESHIRE-



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-CHESHIRE-



Outside...

The to the rear, this home benefits from a private garden with two designated seating areas from which to enjoy the stunning, uninterrupted views overlooking farmland. To the front, a generous paved driveway offers parking for 5 cars behind a white picket fence and double gate. There is an integral garage, providing excellent storage. This home enjoys an enviable position in Higher Poynton, a peaceful yet well connected located, known for its strong community feel, scenic walks and excellent local amenities. A home with this level of finish, flexibility and setting is a rare find.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1SW**

TENURE: **FREEHOLD**

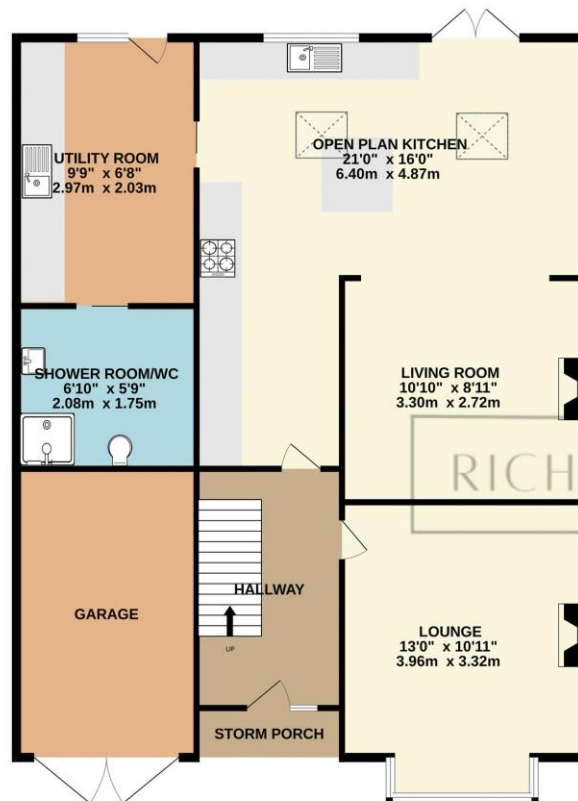
ENERGY PERFORMANCE CERTIFICATE: **D**

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: 219 Coppice Road, Poynton, Cheshire, SK12 1SW

From Poynton village, head out along Park Lane, continuing along until the road forks and turns into Coppice Road. The property will be found on your left hand side just across from the Strawberry farm. Ample driveway parking is provided.

WHAT3WORDS:

[///idealism.com/nurtures/suggested](https://www.idealism.com/nurtures/suggested)

TO VIEW:

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

