





Welcome to

3 Hockley Paddock, Park Lane, Poynton, Cheshire, SK12
1LB



Tucked away in an exclusive development and just a short stroll from Poynton village centre, this immaculately presented three-storey, $\frac{3}{4}$ bedroom mews property offers modern, spacious living accommodation in a peaceful and highly sought-after location. As you approach, you'll appreciate the thoughtfully designed setting, nicely set back the road offers a sense of privacy and calm, with a generous driveway providing ample parking. Step inside and you'll be greeted by a welcoming entrance hallway, complete with warm wood effect flooring. At the front, a spacious bay-fronted study offers flexibility as a home office, bedroom 4 or play room. Also to the ground floor is a stylish, modern washroom/wc, featuring white suite, alongside a utility room with ample space for stacked appliances. To the rear, is a beautifully appointed 26' open-plan dining/living kitchen which forms the hub of this home. With sleek cream cabinets, contrasting black worktops, integrated appliances and a convenient breakfast bar, this kitchen is as functional as it is stylish. Tile flooring flows seamlessly through this space, while French doors opens directly into the rear garden creating a light-filled and sociable area.





- Nicely tucked away in a lovely small development
 - 3/4 spacious bedrooms
- Three-storey mews homes close to Poynton village centre
 - 26' open plan living/dining kitchen
 - Impressive lounge with beautiful bay window
 - Recently renovated bathroom & ensuite
- Main bedroom with fitted wardrobes and vaulted ceiling
 - Study, downstairs wc & utility room
- Private garden with views overlooking green
 - Off road parking for 4 cars





The first floor landing leads to a gorgeous lounge boasting large bay window that overlooks the garden, allowing natural light to pour in while offering tranquil views over the landscaped outside space. You'll find two generously sized double bedrooms, ideal for children, guests or hobbies, alongside the recently renovated shower room/wc. Featuring stylish grey floor and wall tiles, sleek black fixtures and a walk-in enclosure, it offers a real sense of luxury and contemporary design. Venture up once more to the impressive top-floor main bedroom with vaulted ceilings and private patio doors leading onto a delightful balcony. The room benefits from recently installed fitted wardrobes in a striking navy finish, custom designed by Sharps. Completing this floor is a stunning ensuite bath/shower/wc. Grey floor and wall tiles and chrome fixtures provide a modern yet timeless aesthetic throughout.





Outside...

And to the rear, the garden has been cleverly landscaped over three levels, offering a low-maintenance yet versatile outdoor space. Each level is beautifully paved making it the ideal space for relaxing whilst being fully enclosed and private. Beyond the garden, the green communal area provides a fantastic space for children to play or to enjoy walking the dog. To the front, off road parking for ample cars is provided on a block paved driveway.

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 1LB**

TENURE: **FREEHOLD**

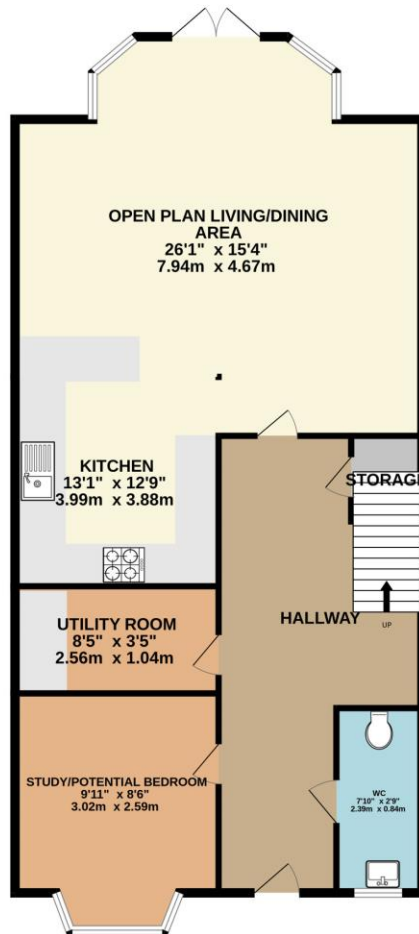
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **E**

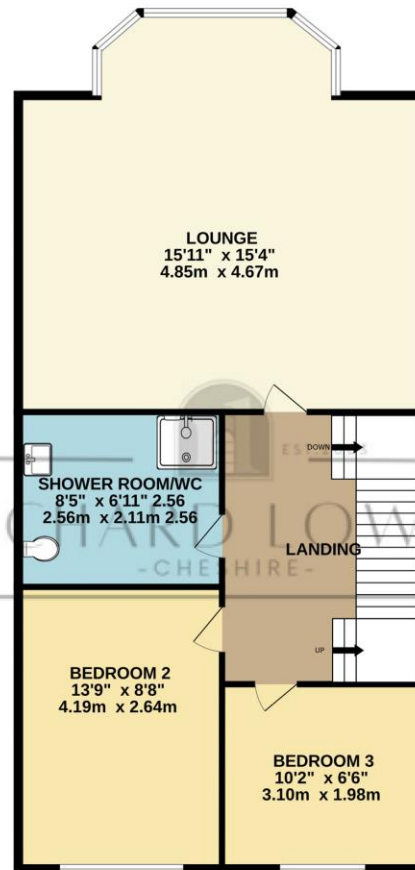
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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

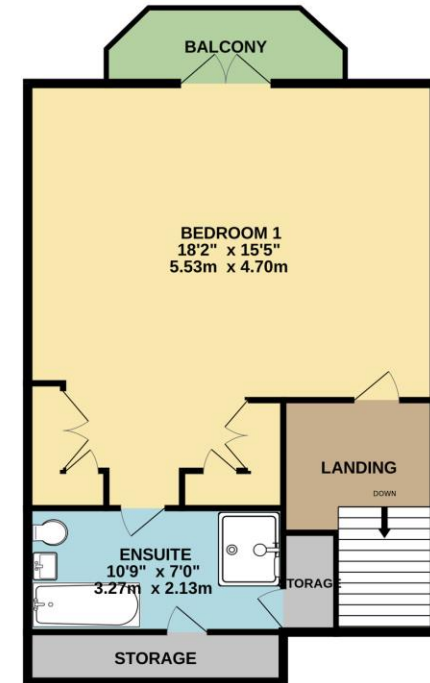
GROUND FLOOR



1ST FLOOR



2ND FLOOR



DIRECTIONS: 3 Hockley Paddock, Park Lane, Poynton, Cheshire, SK12 1LB

From Poynton village, head out along Park Lane, continuing past Waitrose and the exclusive development will be found on your left hand side.

WHAT3WORDS:
///nuptials.milkman.hampers

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

