



Jordan fishwick

The Cottage Church Lane, SK7 1RQ
Guide Price £775,000



Church Lane Woodford SK7 1RQ

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NO CHAIN. Situated in a prime Woodford location and extending to 0.21 of an acre, this unique three bedroom semi-detached property is situated in an idyllic location and benefits from mature and well tended gardens. This one of a kind property offers versatile accommodation which comprises in brief: entrance vestibule, downstairs wc, spacious living with log burner and double doors leading to the Orangery which has windows to all sides as well Velux windows which allows an abundance of light. Continuing through the property there is a study/playroom, sitting room with feature fireplace, formal dining room with opening to the kitchen/breakfast room. The first floor comprises: principle bedroom with stylish en-suite, two further double bedrooms and a spacious family bathroom. Externally the property has well tended and mature gardens with paved and raised decking areas ideal for entertaining. The property also has stunning views of a neighbouring pond and benefits from a workshop and a converted garage. Viewings essential to fully appreciate.

Entrance Vestibule

Double glazed window to side, radiator, access to WC.

Hallway

Stairs to first floor, radiator, understairs storage cupboard, further storage cupboard.

Living Room

18' x 10'2

Spacious living room with log burner, three double glazed windows to front and side, two radiator, recess ceiling spotlights, wall mounted lights, double doors leading to orangery.

Orangery

15'7 x 14'9

Good sized orangery with double glazed windows to side and rear, French doors leading to the picturesque rear garden, two Velux windows, attractive wood effect flooring.

Kitchen

19'1 x 11'4

Stunning traditional kitchen with a vaulted ceiling and Velux windows allowing an abundance of light to flood in, range of base and wall mounted units including an Aga, four ring gas hob with oven unit under, integrated fridge and freezer, one and a half bowl sink and drainer, breakfast area, recessed ceiling spotlights, double glazed windows to side and rear, attractive tiled flooring, lobby with access to rear garden, opening to dining room.

Dining Room

12'9 x 10'2

Spacious dining room with ample space for dining table and chairs, double glazed window to rear, recess ceiling spotlights, radiator, tiled flooring, wall mounted light.

Sitting Room

14'1 x 9'5

Good sized room with feature fireplace, wall mounted lights, double glazed window to front, radiator.

Study

11'1 x 6'4

Room to be used as a study or playroom with double glazed window to front, radiator, recess ceiling spotlights, shelving.

Downstairs WC

Low level wc, wall mounted wash hand basin, radiator, double glazed window to side, tiled flooring.

Landing

Loft access, double glazed window to rear, loft access.

Bedroom One

17'5 x 10'2

Good sized dual aspect double bedroom with double glazed windows to front and rear, fitted wardrobes, two radiators.

En-suite

8'2 x 6'5

Stylish en-suite with low level wc, wall mounted wash hand basin with vanity unit under, walk in shower, chrome heated towel rail, recess ceiling spotlights, double glazed window to front.

Bedroom Two

10'9 x 9'8

Further double bedroom with fitted wardrobes, double glazed window to front, radiator.

Bedroom Three

11'6 x 6'7

Double bedroom with double glazed window to front, radiator.

Bathroom

11'0 x 7'0

Spacious bathroom with bath, low level wc, pedestal wash hand basin and walk-in shower, Velux window, double glazed window to rear, recess ceiling spotlights, heated towel rail.

Outside

This property boasts stunning and picturesque gardens, extending to 0.21 of an acre and surrounded by countryside. The property has well tended and mature gardens with paved and raised decking areas ideal for entertaining. The property also has stunning views of a neighbouring pond and benefits from a workshop and a converted garage.

Detached Garage

20'1 x 18'1

Good sized detached garage with rolling door and electrics.

Office Space


20'2 x 14'8

Converted loft garage space which can be used as an annexe or home office with two velux windows.



- Extending to 0.21 of an acre
- Situated within mature, well tended gardens
- Three double bedrooms
- Traditional features
- Versatile living
- Detached garage with workspace above
- Off road parking
- Prime Woodford location
- No Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX
01625 532000

wilmslow@jordanfishwick.co.uk
www.jordanfishwick.co.uk