



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Outlook, The Coppice, Poynton, Poynton, SK12 1SR

A Prestige, substantial and recently constructed 5 bedroom detached property in a quiet backwater location close to the village of Poynton.

Guide Price £1,600,000

Constructed of stone, this wonderfully generous 5 bedroom property has been recently constructed to a very high standard and is located in a quiet area of Poynton at the end of a no through road, with large internal spaces and ample garden it offers the discerning purchaser the opportunity to acquire a wonderful family home, close to all local amenities.

The accommodation briefly comprises, to the ground floor: Entrance hall with galleried oak staircase, office with panelled walls, snug, lounge with bi-fold doors to rear terrace, living/dining/kitchen with Henry Lewis fitted units, bi-fold doors to rear terrace, utility room with good quality fitted units, WC. To the first floor the landing allows access to the master suite with Juliet balcony, dressing room and en-suite, a bedroom with en-suite, a further bedroom and a family bathroom. To the second floor are two more generous sized bedrooms, one with walk in wardrobe and en-suite. The property is double glazed throughout and the ground floor level benefits from underfloor heating. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, style and quality of this lovely detached property.

Outside, the property has a large Tarmacadam driveway with ample hardstanding for multiple motor vehicles and borders with mature and specimens shrubs and trees. a flagged and gravel path leads around the side of the house to a delightful rear garden with large flagstone terrace for outdoor seating and dining, raised beds behind low stone walls, a circular pergola with decked floor, steps lead up to a large lawn bordered by hedges of mature shrubs and trees. There is a further open shed with timber shingle cladding at the end of the garden, with a gravel area and a laurel hedge. There are also two large children's activity structures.

There is a wide range of shopping, travel, educational and recreational facilities available in Poynton. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

DIRECTIONS: From our Prestbury Office proceed past St Peter's Church bearing right over the railway bridge into Prestbury Lane. Bear left into the continuation of Prestbury Lane to the junction of London Road. Bear left in the direction of Poynton. Continue into Poynton bearing right just after Hickorys restaurant at the mini roundabout into Dickens Lane, passing the school playing fields on the left hand side, bearing left just after Waterloo Road into The Coppice. Continue along the track until reaching the five bar gates. The property can be located just before these gates on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 24'01 x 20'06 (overall)

With built in cloaks cupboard, galleried oak staircase to first floor, large picture window, tiled floor, underfloor heating.

OFFICE 14'01 (into bay) x 10'06

With bay window, panelled walls, underfloor heating.

SNUG 18'08 (into bay) x 10'07

With bay window, wall recess for entertainment system, underfloor heating.

LOUNGE 14'8 x 13'4 (overall)

Recess for entry system, feature gas fire, tiled floor, bi-folding doors to the garden.

LIVING/DINING/KITCHEN 29'08 x 27'06

Large L-shaped room with dining area with bi-fold doors to rear terrace, bespoke Henry Lewis kitchen with fitted units comprising base cupboards and drawers, wall cupboards and granite worktops, space for American style fridge freezer, large 7-ring gas and electric range style cooker with griddle plate and wok burner, extractor hood, mirrored splash back, island unit with double Belfast sink and integrated dishwasher, skylights and A-frame timbers above, living area with large picture window, tiled floors, underfloor heating.

UTILITY 11'08 x 10'09 (extending to 18'02)

With a range of fitted units including base cupboards and drawers, wall cupboards and quartz worktops, integrated fridge freezer and wine fridge, Belfast sink, plumbing for washing machine and space for tumble dryer, glazed door to rear terrace, tiled floor, underfloor heating.

WC 7'09 x 7'0

With low level WC, vanity wash hand basin with drawers below, timber shelf, tiled walls, tiled floor, underfloor heating.

FIRST FLOOR

LANDING

With galleried oak staircase with stairs to second floor, radiator, communications cupboard.

BEDROOM ONE 19'09 x 13'03

With full height windows, glazed double doors to Juliet balcony, radiator.

EN-SUITE 8'07 x 6'05

With low level WC, shower with rainfall head and attachment, contemporary heated towel rail, twin vanity brass wash hand basins with drawers below, full height window, tiled floor, tiled walls.

DRESSING ROOM

With built in drawers, shelves and hanging space.

BEDROOM TWO 14'07 (into bay) x 10'07

With built in mirrored wardrobes, bay window, radiator.

EN-SUITE 8'07 x 5'06

Large shower enclosure with rainfall head and attachment, low level WC, heated towel rail, tiled walls, tiled floor.

BATHROOM 9'06 x 6'07

With low level WC, walk in shower with rainfall head, free standing bath with waterfall tap, vanity wash hand basin, tiled floor, tiled walls.

BEDROOM THREE 13'10 (into bay) x 10'06

With bay window, radiator.

SECOND FLOOR

LANDING

Galleried staircase with atrium skylight.

BEDROOM FOUR 23'01 x 17'09 (overall)

L-shaped room with 2 Velux windows, atrium skylight, under eaves storage cupboard.

BEDROOM FIVE 13'04 x 12'10

With large Apex picture window, large walk in wardrobe with under eaves storage cupboard.

EN-SUITE WET ROOM 12'04 x 5'05 (overall)

With low level WC, contemporary heated towel rail, vanity wash hand basin with shelf below, rainfall shower head and attachment, tiled floor, tiled walls, Velux window.

OUTSIDE

Generous gardens as previously mentioned.

HALF GARAGE 11'10 x 8'08

With electrically operated roller door, water cylinder, gas boiler, underfloor heating hub, power and light.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

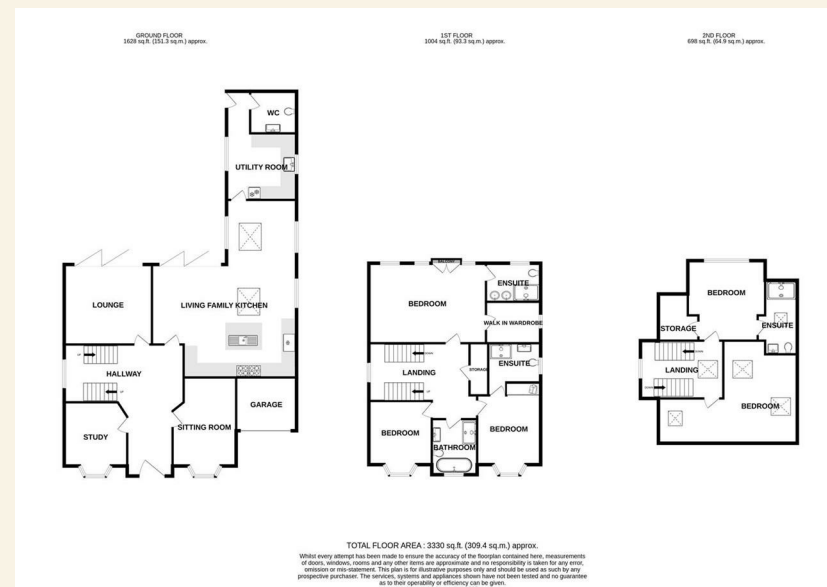
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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	



MISDESCRIPTIONS ACT 1967

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