

455 Chester Road
Woodford, Cheshire, SK7 1QP



mosley jarman





Willow Bend, 455 Chester Road, Woodford, Cheshire, SK7 1QP

£1,600,000

Video Tour available- A superbly presented, extended, remodelled and refurbished seven double bedroom, six bathroom detached family home that provides spacious, bright, and stylishly presented accommodation over three floors. The property is situated in a sought after semi-rural location which is conveniently located within a short drive of Bramhall, Wilmslow, Poynton, Prestbury and Alderley Edge with nearby access to the A555 and local motorway network. This fantastic family home is finished to an exceptionally high standard with high quality fixtures and fittings throughout (including Italian branded sanitary ware in all bathrooms), double glazing, gas fired central heating (hot water run by two pressurised cylinders) and is in the school catchment area for Woodford Primary School and Bramhall High School. The accommodation includes; a covered porch, entrance hall (with cloaks cupboard and under floor heating), Study/playroom, downstairs shower room/w.c, living room (with large inglenook and built in wood burner), magnificent open plan living kitchen- perfect for entertaining and family living (with ample space for dining, lounging, and cooking. The kitchen is fitted with a German 'Leicht' units, quartz work surfaces, large island and integrated Neff and Bosch appliances. There is a bar area, boiling tap, under floor heating, large glass roof lantern and bi-folding doors open to the rear garden), utility room (with laundry chute from the first floor bathroom) and integral double garage (with up and over door, lights and power). To the first floor is a landing, master bedroom (with Juliet balcony and contemporary styled ensuite bathroom), four further double bedrooms (one with dressing room and two benefiting from stylish ensuite shower rooms) and a luxurious family bathroom. The second floor reveals a landing (with storage cupboards and Velux windows), two further bedrooms (both benefiting from excellent storage) and a further shower room.



- Superbly presented seven bedroom family home
- Sought after semi-rural location
- Finished to an exceptionally high standard
- Stunning living kitchen
- Utility room and integral double garage
- Extended and remodelled home
- School catchment area for Queensgate Primary School
- Accommodation over three floors
- Six bathrooms (three ensembles)
- Off road parking for numerous cars and large South facing garden





The Grounds & Gardens

A sweeping drive in and drive out driveway provides off road parking for numerous cars and leads to an integral double garage. To the rear of the house is a large, private, established, south facing rear garden which is not overlooked and there is garden building which provides a further all year round entertaining space (with lights and power).

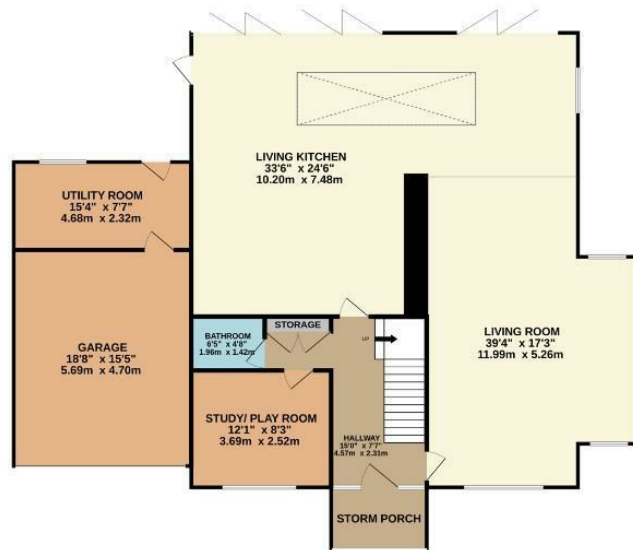
The Location

The property is situated in a sought after semi-rural location which is conveniently located within a short drive of Bramhall, Wilmslow, Poynton, Prestbury and Alderley Edge and there is nearby access to the A555, local motorway network and Manchester Airport. Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to

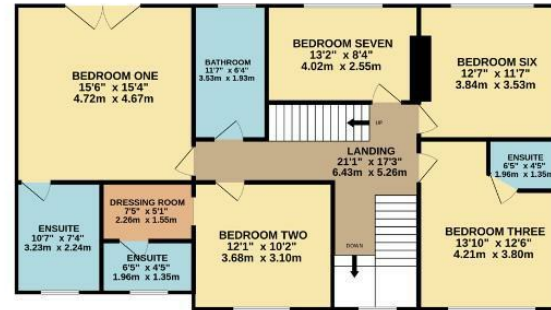
many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramhall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Postcode: **SK7 1QP**
 What 3 Words: **Add Text Here**
 Council Tax Band: **reef.socket.stiff**
 EPC Rating: **G**
 Tenure: **C**
Freehold

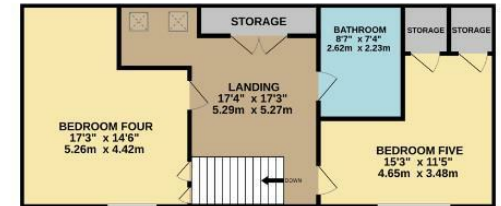
GROUND FLOOR
1818 sq.ft. (168.9 sq.m.) approx.



1ST FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



2ND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 3735 sq.ft. (347.0 sq.m.) approx.

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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