

# 3 Oldland Close

Woodford, Cheshire, SK7 1GW



*mosley jarman*



## 3 Oldland Close, Woodford, Cheshire, SK7 1GW

**Offers Over £830,000**

Video Tour Available- A superbly presented four-bedroom, three bathroom detached family home situated in a quiet cul de sac on the Woodford Garden Village development close to the centres of Bramhall and Wilmslow and within close proximity of popular public and private schools including the school catchment area for Woodford Primary School (opened by The Laurus Trust in September 2022), Queensgate Primary School and Bramhall High School. The property benefits from off road parking, integral double garage, UPVC double glazing, gas fired central heating (run by a pressurised cylinder), West facing garden and the remainder of the NHBC new build warranty (approx. 8 years). In addition, the house benefits from stunning open aspect views to the front over communal green space. The accommodation includes; entrance hallway (with down stairs wc and access to integral double garage), living room (with media wall and contemporary fire), dining kitchen (fitted with stylish matching wall and base units, integrated AEG appliances, breakfast bar, under stairs storage and dining area with French doors onto the garden), utility room and sitting room. To the first floor is a landing (with loft access and airing cupboard), master bedroom (with fitted wardrobes), ensuite shower room (with modern sanitaryware, walk in shower with rainwater shower head, heated towel rail and fully tiled walls and floor), second bedroom (with fitted wardrobes and ensuite shower room), two further good-sized bedrooms and a elegant family bathroom.



- Four bedroom, three bathroom detached family home
- Stunning open aspect views over communal green space
- Three bathrooms
- Off road parking for two cars
- Superbly presented throughout
- Cul de sac location
- School catchment area for popular local schools
- Down stairs wc and utility room
- Integral double garage
- West facing garden



#### The Grounds & Gardens

To the front of the house is a driveway which provides off road parking for two cars and leads to an integral double garage. In addition there are stunning open aspect views to the front over communal green space and further space for parking. To the rear of the property is an enclosed West facing garden (with lawn and patio).

#### The Location

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 Bramall

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.

#### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter-Present at Property

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE, Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK7 1GW**

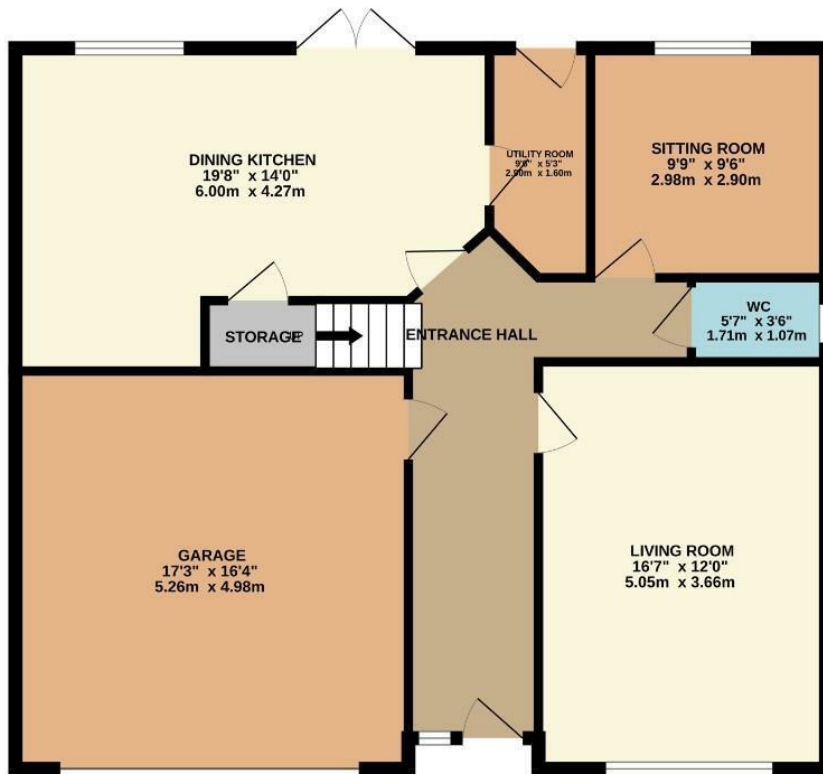
What 3 Words: **wipe.union.stacks**

Council Tax Band: **F**

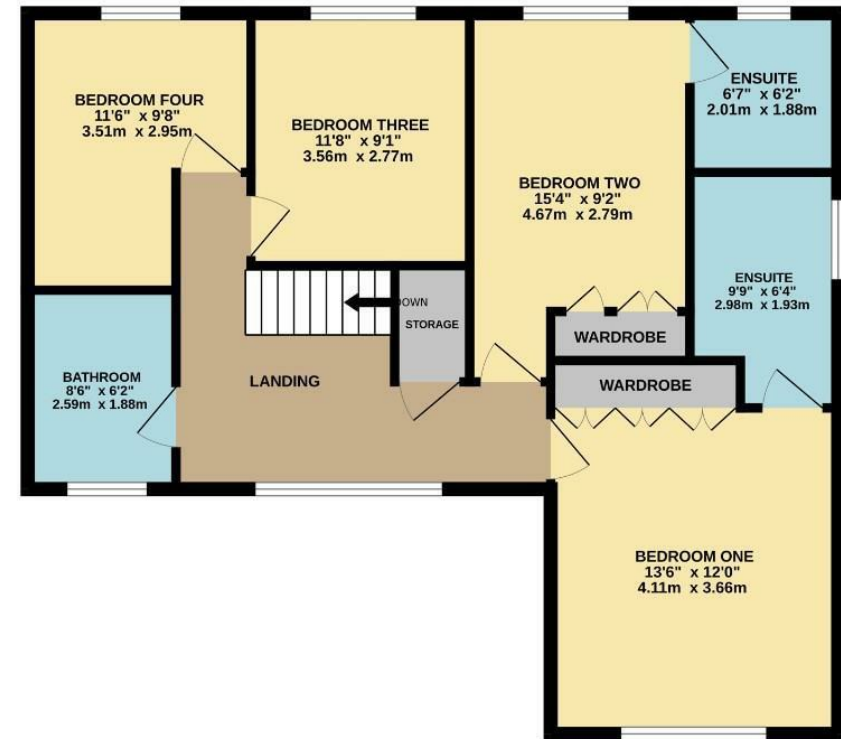
EPC Rating: **B**

Tenure: **Freehold**

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 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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