

207 Woodford Road

Woodford, Cheshire, SK7 1QE



*mosley jarman*









## 207 Woodford Road, Woodford, Cheshire, SK7 1QE

**£1,500,000**

An exceptional family home, previously completely re-developed to a very high standard and offering beautifully balanced and spacious accommodation throughout, complemented by a very large rear garden with a delighted rural aspect to the rear. This wonderful home has a number of highlights, including a secure gated driveway, full CCTV and monitored alarm, high specification kitchen and bathrooms, 4 reception spaces, 5 double bedrooms (3 en-suite) and is stylishly presented to a standard that is bound to appeal.

Accessed via a covered entrance, the property comprises a reception hallway, a stunning sitting room with a feature fire place, a huge open plan lounge / dining area with a box bay window to the side and bi-folding doors opening to the rear garden. The kitchen dining space links through to the lounge area, and is fitted with a contemporary kitchen which boasts marble worktops and a large central island, and a full host of high specification integrated appliances. A second set of bi-folding doors opens to the rear garden and there an integrated Sonos sounds system. A utility and boiler room are accessed just off the kitchen. A charming dual aspect family room is positioned to the left hand side of the house, next door to the downstairs WC and opposite a Gymnasium, also dual aspect with glazed double doors opening to the rear.

On the first floor the striking landing leads to 5 double bedrooms (one of which is currently used as an extravagant dressing room) with a stunning, luxury en-suite bathroom and walk in wardrobe to the principal bedroom, as well as doors opening out to a large rear balcony. Bedrooms two and three also have beautifully appointed en-suites, whilst the spacious family bathroom enjoys both a freestanding bath and a large walk in shower. The rear balcony enjoys wonderful garden and rural views and is also accessed from the dressing room.



- EXCEPTIONAL FAMILY RESIDENCE
- HIGH SPECIFICATION FINISH THROUGHOUT
- 5 BEDROOMS
- SECURE GATED DRIVEWAY
- BACK TO BRICK RENOVATION IN 2021
- 4 RECEPTION AREAS
- 4 BATHROOMS
- HUGE REAR GARDEN







#### Grounds and Gardens

The property is approached via electric gates which open to reveal a large driveway frontage, bordered by lovely mature trees, with access down both sides to the rear. The exceptional rear garden has a very large tiled and composite decked patio areas adjacent to the rear of the house, perfect for soaking up the sun and alfresco dining. Beyond the patios there is a very large lawned garden with mature hedge lined borders to one side. The garden extends around the rear of the neighbouring garden, opening to an even larger expanse of lawn with a stunning willow tree and a few smaller Oaks. There are delightful open aspect views to the rear.

#### 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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall 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, Bramall 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 powered Central heating

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 - No

Freehold

Broadband providers - Openreach- FTTP (Fibre to 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. (Some limited indoor and outdoor coverage).

\*\*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.

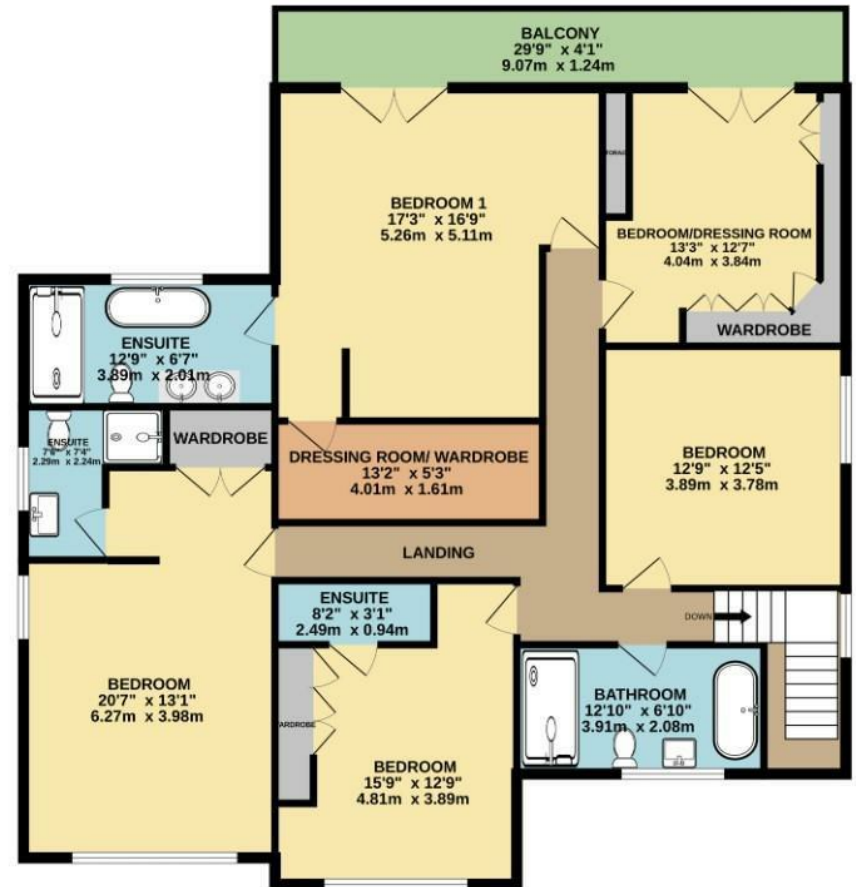
\*\*Information provided by GOV.UK

Postcode:	SK7 1QE
What 3 Words:	behind.shall.allows
Council Tax Band:	G
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
1564 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR  
1520 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA : 3084 sq.ft. (286.5 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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