

38 Moor Lane

Woodford, Cheshire, SK7 1PP



mosley jarman





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£900,000

NO ONWARDS CHAIN - A truly spectacular and contemporary four-bedroom, three-bathroom detached home set in an idyllic semi-rural location close to Bramhall village and within the sought-after catchment areas for Queensgate Primary School and Bramhall High School. Recently redeveloped throughout, the property has been finished to an exceptional standard, combining modern design with high-quality fittings and attention to detail. The home benefits from UPVC double glazing, gas-fired central heating via a combination boiler, off-road parking for several cars and is offered for sale with no onward chain. The accommodation begins with a spacious entrance hallway that leads to a bright dual-aspect living room and ground floor bedroom. A contemporary bathroom, fully tiled and featuring a freestanding bath, walk-in shower, heated towel rail, vanity sink unit, and LED mirror. At the heart of the home is a stunning open-plan living kitchen, designed as a perfect space for both entertaining and family living. The kitchen boasts quartz worktops, high-spec integrated appliances, a large central island with Novy hob and wine cooler, De Dietrich oven and combination microwave and a practical pantry. Aluminium-framed bi-fold and French doors open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living. A separate utility room with side access provides further convenience and space for appliances. On the first floor, a light-filled landing leads to the impressive master bedroom, complete with a walk-in dressing room, stylish en-suite bathroom and a Juliet balcony offering private views over the garden. Two additional well-proportioned double bedrooms and a modern family shower room complete the upstairs accommodation.

- A truly spectacular and contemporary detached home
- Located in an idyllic semi-rural setting close to Bramhall village
- Within the catchment area for Queensgate Primary School and Bramhall High School
- Stunning open-plan living kitchen (with high quality fittings and fixtures)
- Four bedrooms and three bathrooms
- Master bedroom benefitting from en-suite, dressing room and Juliet balcony
- Recently redeveloped throughout to an exceptionally high standard
- Offered for sale with no onward chain





The Grounds and Gardens

To the front of the property, a spacious driveway provides ample off-road parking for several vehicles and also gives access to a useful garage store, perfect for additional storage or garden equipment. The frontage offers a welcoming approach, enhancing the overall kerb appeal of the home. To the rear, there is a private east-facing garden. The garden is beautifully enclosed with mature trees, shrubs, and bushes, creating a natural sense of seclusion and privacy. A generous lawn and established planting make this an inviting outdoor space, perfectly suited for relaxing, entertaining guests, or enjoying family gatherings.

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 its own SK

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 - Yes

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 EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers* (Outdoors).

Limited coverage with EE & Three (Indoors).

**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 1PP

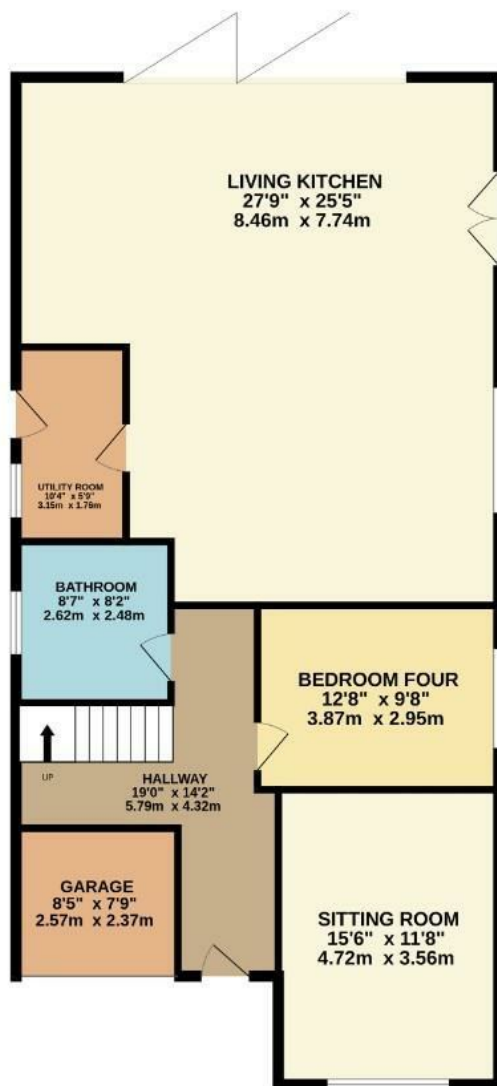
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Council Tax Band: E

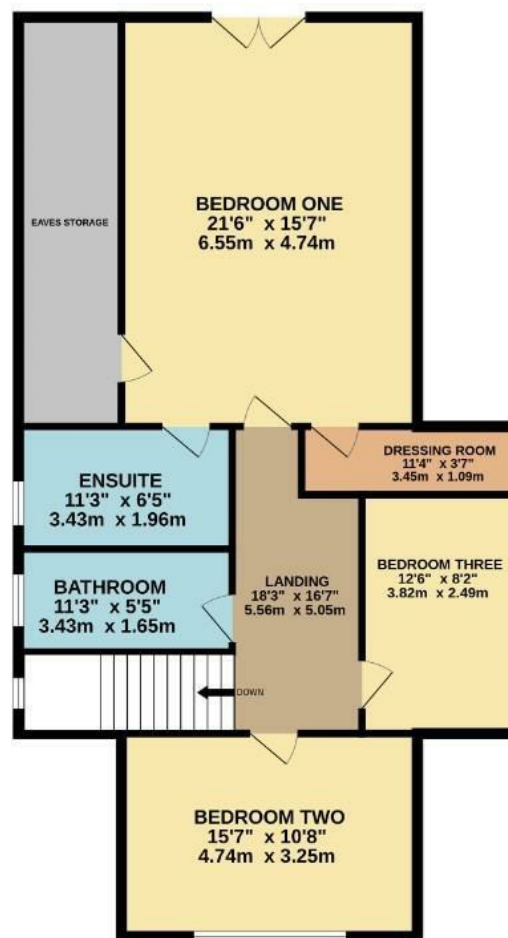
EPC Rating: D

Tenure: Freehold

GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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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