



South Park Drive,
Poyton, SK12 1BN

Asking Price £1,350,000

- Stunning views over Poynton Pool
- Period features
- Surrounded by vast country trails
- Located on one of the most prestigious roads in the area
- Southerly-facing garden
- Moments from Poynton Village
- Within easy reach to the airport & motor-way networks
- Detached property

PROPERTY SUMMARY

Nestled in the picturesque setting of South Park Drive, Poynton, this stunning 1930s mock Tudor detached home offers a remarkable blend of classic charm and modern living. Spanning an impressive 3,300 square feet, the property boasts an enviable lakeside view overlooking Poynton Pool, making it a truly desirable residence.

Upon entering, you are greeted by a entrance hall that leads to a thoughtfully designed ground floor. Here, you will find a delightful living kitchen/ dining room, perfect for family gatherings and entertaining guests. The lounge and sun room provide additional spaces for relaxation, while a dining room, utility room and convenient WC complete this level.

The first floor is dedicated to comfort, featuring a large principal en-suite bedroom, a guest en-suite bedroom, and three further double bedrooms, all generously sized. A well-appointed bathroom serves this floor.

Ascending to the third floor, you will discover a sixth bedroom, an office, and a dressing room or storage room, providing flexibility to suit your lifestyle needs.

The property to the rear overlooks a large southerly garden, perfect for outdoor activities and enjoying the seasons. Parking on driveway, along with a large integral garage for added convenience.

Situated in a sought-after location, this home is close to the town centre and train station, offering easy access to local amenities and transport links. This exceptional property is a rare find, combining spacious living with a lakeside setting.

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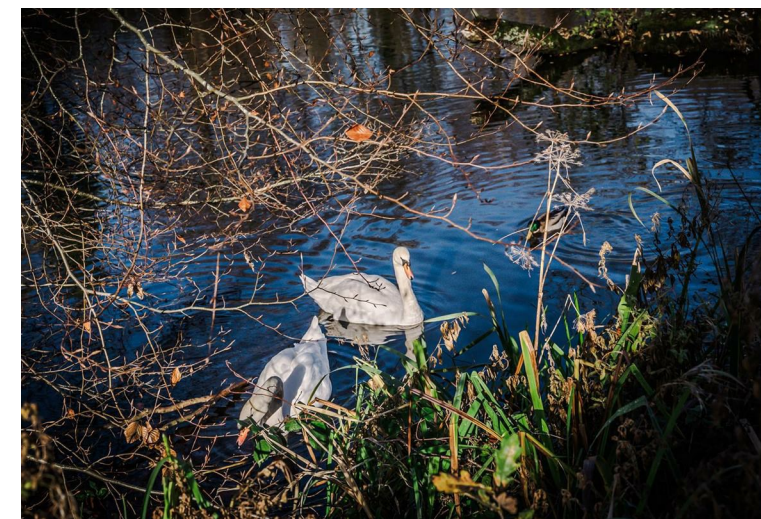
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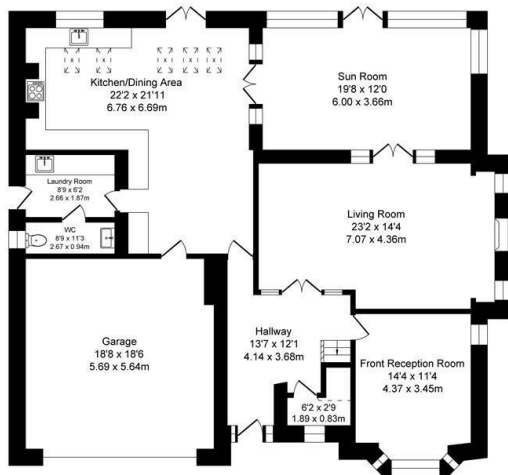
Council Tax Band:
Tax Band G

Tenure:
Freehold

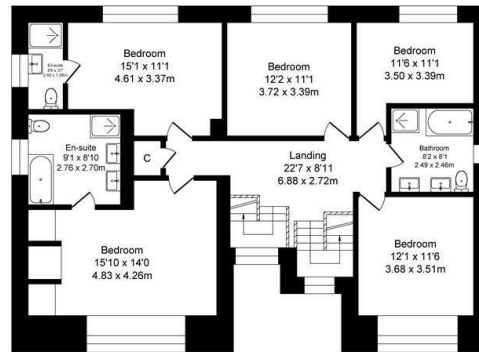
Local Authority:
Cheshire East

South Park Road, Poynton
Total Approx. Floor Area 3676 Sq.ft. (341.6 Sq.M.)

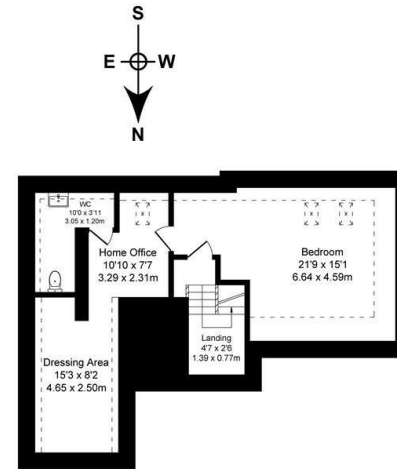
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1808 Sq.Ft (168.0 Sq.M.)



First Floor
Approx. Floor Area 1215 Sq.Ft (112.9 Sq.M.)



Second Floor
Approx. Floor Area 653 Sq.Ft (60.7 Sq.M.)



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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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