

ANY  
PART EXCHANGE  
WELCOME



Church Lane  
Woodford, SK7 1PQ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Church Lane , Woodford, SK7 1PQ

ANY PART EXCHANGE WELCOME - Beautiful three bedroom home with exquisite charm and idyllic views to open fields, every day is your own retreat! Situated in a magnificent location, this home is one that is not to be missed.

Set in the picturesque rural location that is Church Lane in Woodford, 'Norwood' views are magnificent, overlooking fields which are privy to sheep, horses, goats, ducks, geese both at the front and rear.

This pretty house is not overlooked by anyone and is set back from the lane separated by a large gravel driveway that can hold up to 4 cars and has a EV car charger. As you enter the home via a good sized handy porch, the period stained original front door you enter a roomy hallway. To the right sits a warm and inviting lounge, light entering via the large bay window. At the top of the hallway there lies the hub of the home. A large versatile space that is the kitchen/ diner/ utility room with side access, and current snug TV area/ could be playroom. A w/c is handy also in this area. The kitchen is equipped with an integrated Stove 4 ring gas hob, double oven and grill, extractor hood and space for a dishwasher.

Patio doors open up to a fabulous landscaped low maintenance garden. This private and secure garden is home to a huge bright pink Rhododendron on the right followed by a butterfly attracting purple Buddleia just beyond this. A mix between artificial grass and a space at the back of the garden positioned perfectly between fruit trees for nights in a hot tub overlooking the idyllic views including Pennine views in the distance, makes it a great mix for family and couple time. A refurbished garage with the front being used as storage and the back a sought after outbuilding office/ studio space makes a great addition.

Moving back inside the house and up the stairs, you are met with a good sized bright family 3 piece suite bathroom, 2 Spacious double bedrooms, one of which is the stylish master bedroom, the other at the rear of the home encompassing large spacious fitted wardrobes, along with 1 single bedroom.

This lovely family home has the potential to be extended even further up and to the side. The location of the home, not only benefits of being close to nature and good walks and pubs but is also walking distance away from Bramhall Village (via a right of way public footpath) and a few doors down from Woodford cricket club. It is also close proximity to Woodford amenities, local good schools, the airport, train links and is only a short car journey to Poynton and Wilmslow alike.





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### The Current Owners Love:

- Perhaps our favourite quality of Norwood is its location, completely surrounded by nature. We knew this home would offer our children and ourselves a real safe haven, away from the daily modern hubbub, whilst only being a stones throw from the heart of both Bramhall and Wilmslow
- There's something about the vivid pinky, purple sunsets, especially in the summer. It reminds me of growing up in Ibiza. I often find myself pausing and sitting by the bedroom window to watch the horses, the squirrels jumping through the trees, the dog walkers or sometimes I simply close my eyes and listen to the birds. Taking a long steamy bath with the window wide open, watching the animals as they play in the field feels like a moving painting at times. We're just not overlooked and completely spoiled. It's such a special location and if we could scoop it up and take it with us then we would
- There are so many wonderful walks on our doorstep too. Two of our favourites are taking a short family stroll into Bramhall village and enjoying the right of way over the cricket club a few houses down, before making our way through the farmers felids. Again the kids can run and play with the dogs (when we had them) in complete safety. The surroundings offer so much freedom, not something you find on a daily basis on the average suburban street. I could go on about all of Norwood's qualities, but it's something you need to see and feel for yourself.

### We Have Noticed:

- The setting surrounding this countryside home is a rural haven. So peaceful and idyllic with views from all angles
- The open plan kitchen/diner/utility/snug area is a fabulous versatile space
- The rear garden has been thoughtfully designed with a decked area overlooking the fields, artificial grassed area perfect for families and pet owners along with a handy office/studio space





### Key Features:

- Three bedroom family home surrounded by nature and good walks
- Open plan and versatile Kitchen/Diner/Utility and Snug area
- An inviting, cosy lounge
- Large gravel driveway for up to four cars and an EV car charger
- Bright, sizeable family bathroom
- A garden with a view overlooking fields in a very rural setting
- Outside studio/office garden space
- Potential for an upward and side extension
- Local to good walks, pubs, Woodford cricket club, local villages and good schools

**Tenure:** Freehold

**Council Tax Band:** D

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1059 Sq ft

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

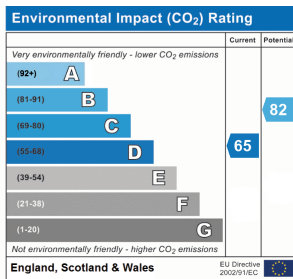
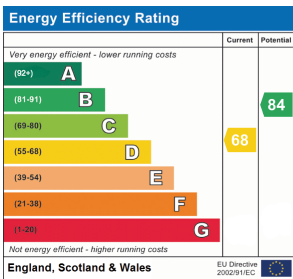
# Property Summary:

## GROUND FLOOR

- Porch**
- Hallway** 11'0" x 8'0" (3.35m x 2.44m)
- Living Room** 12'9" x 10'5" (3.89m x 3.18m)
- Dining Kitchen** 42'7" x 32'9" (13.00m x 10.00m)
- Sitting Room** 9'4" x 9'2" (2.84m x 2.79m)
- Utility Room** 8'4" x 7'1" (2.54m x 2.16m)
- WC** 4'11" x 2'11" (1.5m x 0.89m)
- Garden Room** 9'10" x 8'3" (3m x 2.51m)
- Garage** 9'10" x 7'5" (3m x 2.26m)

## FIRST FLOOR

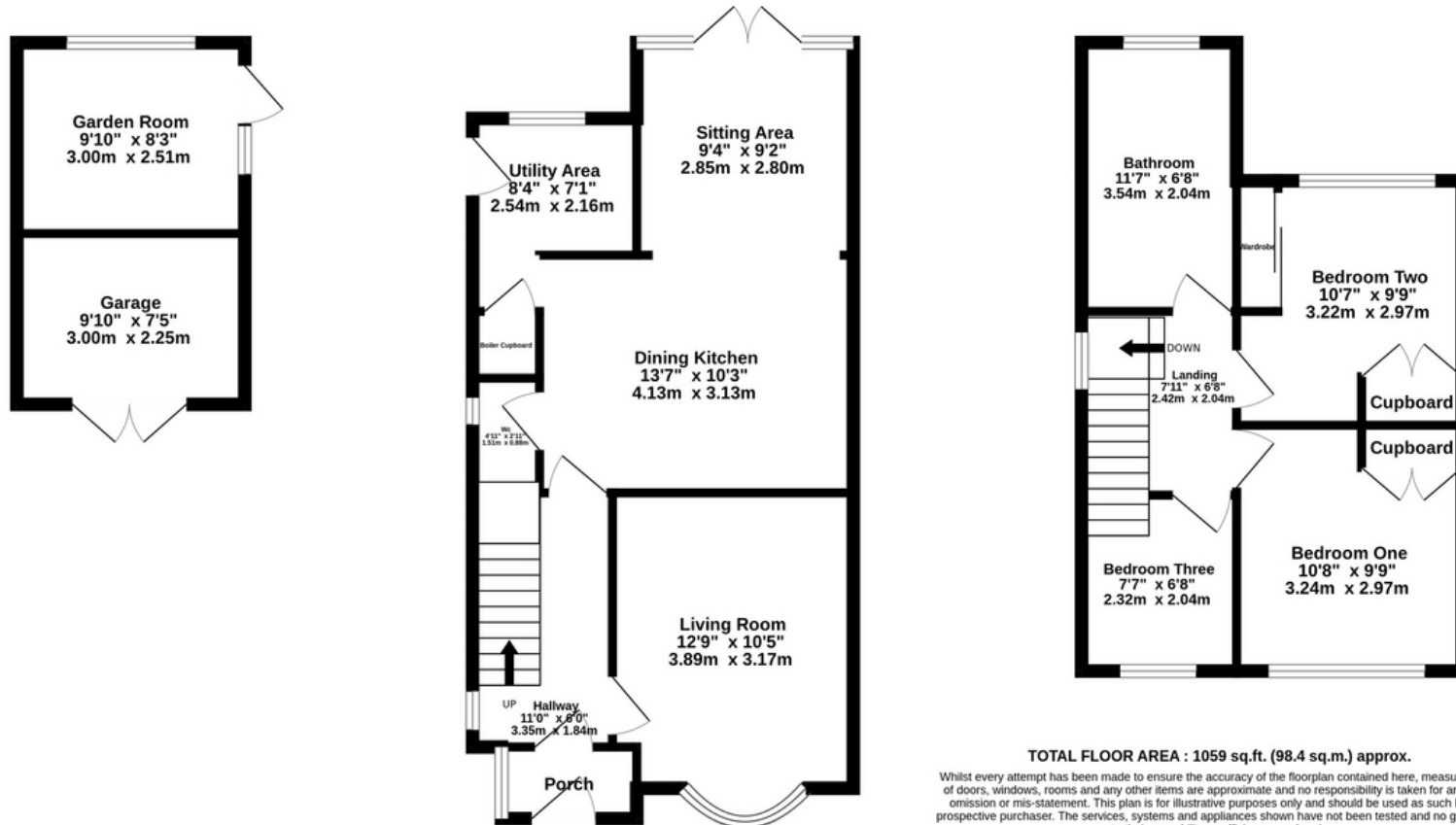
- Landing** 7'11" x 6'8" (2.41m x 2.03m)
- Bedroom One** 10'8" x 9'9" (3.25m x 2.97m)
- Bedroom Two** 10'7" x 9'9" (3.23m x 2.97m)
- Bedroom Three** 7'7" x 6'8" (2.31m x 2.03m)
- Bathroom** 11'7" x 6'8" (3.53m x 2.03m)







DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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