

ANY  
PART EXCHANGE  
WELCOME



Moor Lane

Woodford, SK7 1PW

SHRIGLEY ROSE & CO

Bespoke Estate Agents



## Moor Lane, Woodford, SK7 1PW

In Woodford, this bespoke home offers five double bedrooms, an open-plan ground floor, and a spiral staircase to a vast lower level. It blends comfort, sustainability, stunning views, and excellent transport links.

Homes in semi-rural Woodford are always highly sought-after, and this impressive Moor Lane property is no exception. At first glance, this is a perfect and substantial family home in an idyllic setting. Five generous double bedrooms and a roomy, bright, open ground-floor layout make this a home for life. However, an exquisite and bespoke central spiral staircase heads down to reveal an incredible lower ground floor of epic, nay Tardis-like, proportions. This is not just a forever family home: this is multi-generational and future fit, delivering space, comfort, convenience and sustainability for generations to come. Welcome to the ultimate forever home.

Step through the welcoming and sturdy red door into the bright, airy, porcelain-tiled entrance hall, which opens into the huge, open-plan snug, living space, and kitchen. Also porcelain-tiled, and wrapped around the exquisite and unique etched-glass enclosed spiral staircase. The sleek and well-equipped kitchen incorporates a sizeable island unit with a breakfast bar and, off at a right angle, a walnut dining table which sociably extends towards the sitting area. A bank of bifold doors open the rear elevation entirely to allow the impressive and breathtakingly beautiful outside in. This is a living space for friends for family – and for appreciating the surrounding countryside (and magical sunsets).

The walnut spiral staircase leads up to the first floor, where four generously proportioned double bedrooms, one elegantly en suite, and an exquisitely finished family bathroom, await. The spacious master bedroom enjoys a delightful Juliet balcony with views across the enormous garden and the rural glory of Woodford countryside to Wilmslow and beyond.

Back down the stylish and well-lit spiral staircase to the lower ground floor brings a truly unexpected wow factor. Here, there's as much square footage as the entire two floors of the main house. A future-fit media room is followed by a perfectly proportioned kitchen and laundry room, then an immense living space which would be an ideal Granny annexe or young adult's pad – or even a perfect party room. From there, a vast hobby room and three secure garages offer all the space and storage one could wish for. Those impressive garages are reached via a secured and automatically lit sweeping driveway. Once safely inside, there's access to the house.

This is a home which has been, quite literally, made to measure. It's entirely bespoke. Built from scratch nine years ago, the owners thoughtfully and painstakingly planned and designed every aspect to the nth degree. And not just for maximum comfort, style, and happiness but for ecological soundness and sustainability. From rainwater collection and solar panels to a willow copse, the aim is self-sufficiency – for economic and environmental benefits. However, this is never at the expense of aesthetics. This is a beautiful home in a beautiful place and really must be seen to be believed.

Woodford delivers the best of both worlds. Village life is just minutes away, superb transport links allow access anywhere and everywhere, yet there's idyllic countryside as far as the eye can see.







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### The Current Owners Love:

- Light and space, both house and garden
- Easy comfortable convenient luxury living
- Countryside location but with easy access to everything a city offers, including airport

### We Have Noticed:

- Semi-rural location with stunning countryside views from the garden and master bedroom
- Eco-friendly home with low running costs
- Within walking distance to Bramhall Village and Poynton Village





### Key Features:

- Located in charming semi-rural, highly sought-after Woodford
- Four generously large double bedrooms, one with an elegantly finished ensuite
- Stunning spiral staircase leading to a spacious lower level
- State-of-the-art media room, well-appointed kitchen, laundry room, and immense living space
- Garages accessed via a secured, automatically-lit sweeping driveway
- Combines ultimate comfort, convenience, and breathtaking countryside views
- Sleek, modern kitchen with a large island and breakfast bar
- Lower ground floor ideal for a private Granny annexe, comfortable young adult's pad, or vibrant party room
- The property offers abundant space and storage, ideal for long-term family living

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 4263.7 Sq Ft

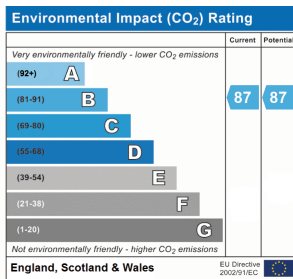
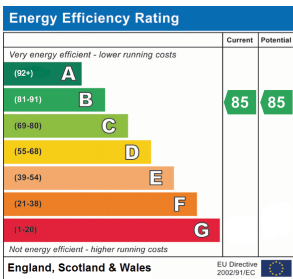
**Viewing:** Strictly by appointment only through Shrigley Rose & Co





# Property Summary:

- Hallway** 8'3" x 8'3" (2.51m x 2.51m)
- Snug** 13'2" x 14'1" (4.01m x 4.29m)
- WC** 4'3" x 6'10" (1.3m x 2.08m)
- Cloakroom** 3'11" x 6'10" (1.19m x 2.08m)
- Lounge/Dining Area** 20'4" x 19'0" (6.2m x 5.79m)
- Kitchen Area** 17'5" x 11'2" (5.31m x 3.4m)
- Landing** 8'3" x 8'6" (2.51m x 2.59m)
- Master Bedroom** 13'2" x 19'7" (4.01m x 5.97m)
- Ensuite** 7'4" x 7'1" (2.24m x 2.16m)
- Bedroom Two** 12'6" x 13'10" (3.81m x 4.22m)
- Ensuite** 4'7" x 7'3" (1.4m x 2.21m)
- Bedroom Three** 9'8" x 15'4" (2.95m x 4.67m)
- Bedroom Four** 9'2" x 10'2" (2.79m x 3.1m)
- Shower Room** 8'2" x 8'6" (2.49m x 2.59m)
- Hall** 7'8" x 17'4" (2.34m x 5.28m)
- Utility Room/Additional Kitchen** 7'11" x 11'10" (2.41m x 3.61m)
- Media Room** 12'10" x 17'8" (3.91m x 5.38m)
- Bedroom Five/Office** 20'0" x 19'7" (6.1m x 5.97m)
- Gym/Games Room** 37'1" x 13'0" (11.3m x 3.96m)
- Shower Room** 9'6" x 4'11" (2.9m x 1.5m)
- Cloakroom** 7'10" x 4'11" (2.39m x 1.5m)
- Garage** 22'8" x 20'4" (6.91m x 6.2m)
- Garage/Plant Room** 17'5" x 20'4" (5.31m x 6.2m)





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



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