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WELCOME



Chester Road  
Woodford, SK7 1PR

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Chester Road, Woodford, SK7 1PR

A RURAL GEM - This Four Bedroom, Four Bathroom, Detached Home Presents a Charming Interior with Neutral Tones. Picture Scenic, Secluded Gardens that Boast Spectacular Views of the Serene Countryside. An Exceptional Home on an Expansive Plot, Situated on The Prestigious Chester Road in Woodford.

This Exquisitely Developed Four-bedroom Dorma Bungalow offers Exceptional Space and Comfort. The Property is Further Enhanced by a Large, Mature, Rear Garden with Impressive, Far-reaching, Open-aspect Landscapes towards Lyme Park. Inside the Home you will find an Inviting Lounge, an Open-plan, Versatile Living Kitchen & Dining Area followed by A Well-Equipped Utility Room.

Upon Entering, you are Greeted by A Grand, Gated Driveway, that Provides an Abundance of Space for Numerous Vehicles. The Front Door Welcomes You to an Inviting Entrance Hallway with Country Oak, Wood Effect Flooring, complete with a Convenient Under-stairs Cupboard for Storage. The Heart of The Home is Found where The Living Kitchen lies, located at the rear of the property. A Chef's Dream - featuring a Sleek Sink with Modern Mixer Taps, a Stylish Island that is equipped with a Five-stove Induction Hob and Hidden USB ports. This Modern Kitchen also has Integrated Appliances with Handle less, Soft-closing, White Gloss Wall and Base Units. The Elegant Tiled Flooring that adds a Touch of Sophistication. This Area of the Home is Perfect for Entertaining with Two Contemporary Sliding Doors that create a Seamless Flow Between the Indoors And Outdoors - the Space is flooded with Natural Light. The Design not only Enhances the Kitchen's Functionality, but also Promotes Social Interaction, making it the Perfect Space for Entertaining.

The Ground Floor Accommodates Two Generously Sized Double Bedrooms and Two Modern Bathrooms, all situated at the front of the house. The Lounge and Bedroom Four Boast Bespoke, Panelled Walls creating a Contemporary Interior and Luxurious Finish to the Details of this Spectacular Home.

Upstairs, The First Floor Features Two, Additional Double bedrooms, each with Picturesque, Uninterrupted Views. Both Bedrooms are Thoughtfully Finished with Integrated Storage Cupboards, Walk-in Wardrobes and Tiled, Ensuite Shower Rooms.

Externally, The Property Impresses with a Beautifully Paved Patio that Seamlessly Transitions to a Lush, Mature Garden, which is an Oasis of Tranquillity. This Outdoor Space is Simply Breath-Taking, Secluded and Serene, it is the Perfect Escape providing Undisturbed Peace and Blissfulness.



### The Current Owners Love:

- The warm and cosy feel of the lounge especially at night time when there is a wholesome view of the gorgeous garden fairy lights, hung from the outside pergola.
- The country lane walks have stunning rural views. A Sunday morning walk down Blossoms & Church Lane, is a favourite route, as it starts minutes away from the door step.
- The fact we can use both inside and outside entertaining areas together at the same time due to the double sliding patio doors, it's great for social gatherings and late summer nights with family and friends.

### We Have Noticed:

- The garden is an oasis of serenity, it is expansive and secluded creating an abundance of peace, perfect for relaxing with nothing but the sounds of the surrounding nature.
- The location is excellent for numerous popular locations such as Bramhall, Poynton and Wilmslow which are close-knit communities with spectacular schools and amenities.
- The feature, bespoke, panelled walls in the Living Room and Bedroom 4 boasts a contemporary interior and luxurious finish to the details in the home.







### Key Features:

- Situated on a Large, Spacious Plot
- Four Double bedrooms, Four Bathrooms & Three Reception Rooms
- In a Sought-after Location, on the Prestigious Chester Road
- A Modern, Versatile Living Kitchen that overlooks the Picturesque Rear Garden
- A Turn-key Home, with Neutral Tones throughout
- A South East facing Garden which is Bathed in Sunlight All Day long
- Located within Close Proximity to Bramhall, Wilmslow & Poynton
- Stones Throw from a Traditional & Treasured, Gastro Pub
- A Grand, Gated Driveway providing Space for Multiple Vehicles

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1864 sq ft

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

# Property Summary:

## GROUND FLOOR

Hallway 3.31 x 2.87

### Cupboard

Living Room 12'6" x 12'5" (3.81m x 3.78m)

Living Kitchen 27'0" x 12'5" (8.23m x 3.78m)

Bathroom 9'5" x 6'5" (2.87m x 1.96m)

Bedroom 4 11'5" x 10'5" (3.48m x 3.18m)

Snug 14'5" x 6'10" (4.39m x 2.08m)

Utility Room 6'5" x 4'0" (1.96m x 1.22m)

### Side Porch

Hallway 2 15'5" x 14'1" (4.7m x 4.29m)

Bathroom 7'5" x 6'0" (2.26m x 1.83m)

Bedroom 3 11'5" x 11'5" (3.48m x 3.48m)

## 1st Floor

Landing 2'5" x 4'0" (0.74m x 1.22m)

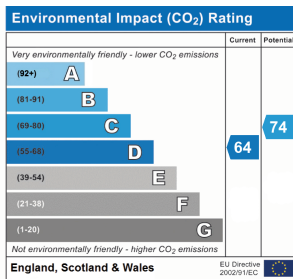
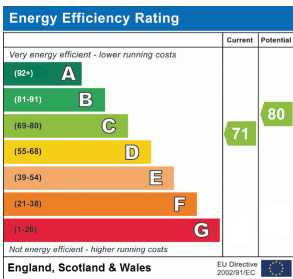
Bedroom 2 14'7" x 12'5" (4.45m x 3.78m)

Ensuite 7'6" x 4'0" (2.29m x 1.22m)

Wardrobe 4'11" x 4'0" (1.5m x 1.22m)

Eaves Storage 16'7" x 5'5" (5.05m x 1.65m)

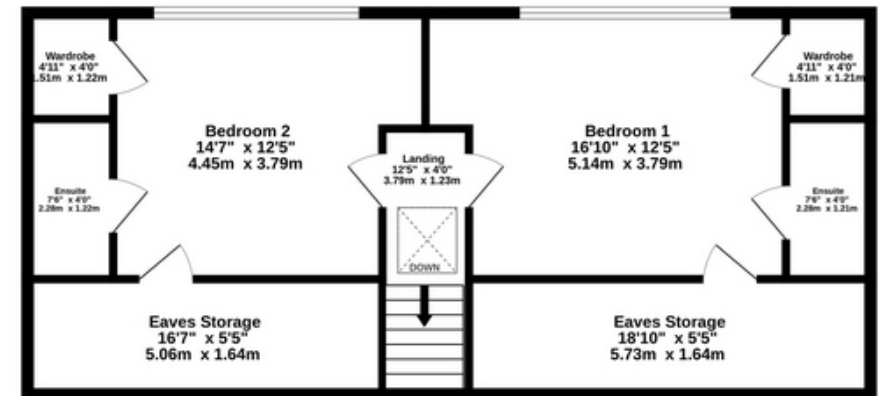
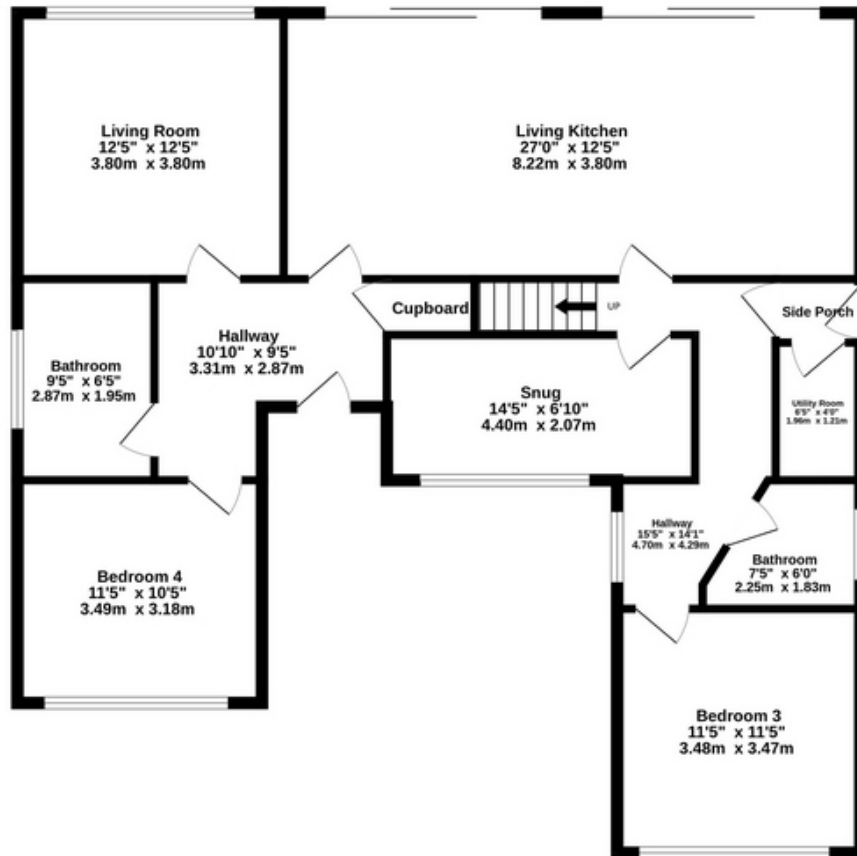
Bedroom 1 16'10" x 12'5" (5.13m x 3.78m)







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



**TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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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