

ANY
PART EXCHANGE
WELCOME



Chester Road
Woodford, SK7 1QS

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Chester Road, Woodford, SK7 1QS

Huge Private Plot - Five Double Bedroom, Three Reception Family Home Ideal for a Large Family, so Much Space, Ample Private Parking via a Large Driveway, Garden Room, everything about this Lovely Home is Generous and Welcoming.

Located on the highly sought-after Chester Road in rural Woodford, this impressive 5-bedroom detached home offers an ideal setting for family life. With an expansive 2,500 sq ft of living space, including 4 reception rooms, this home provides a wealth of space and versatility. Notably, this property carries a unique connection to Speedway legend Ivan Mauger, 6-time World Champion, making it a piece of sporting history.

Set back from the road with a private, hedge-lined frontage, the property boasts a large driveway accommodating 9+ cars, and a generous, beautifully landscaped rear garden. Surrounded by the charming villages of Cheadle Hulme, Bramhall, Poynton, and Wilmslow, this location offers the perfect blend of rural tranquillity and urban convenience.

As you approach, the driveway leads to a double garage with electrically operated door and option for electric car charging points if required, and an inviting porch. Upon entering the home, you're greeted by a spacious, porcelain-tiled hallway that sets the tone for the rest of the property. To the right, a large, carpeted lounge awaits with a cosy inglenook, living flame gas fire, and space for a media wall—ideal for family gatherings or quiet evenings. To the left, a second reception room, currently used as a music room, offers flexibility as an additional lounge or dining room, featuring a warming gas fire and large windows. As you continue through the home, past the convenient downstairs W/C and one of two spacious storage cloakrooms, you arrive at the true heart of the house.

At the heart of the home is the stunning open-plan kitchen/diner/lounge area. Underfloor heated porcelain tiles create a seamless flow, with a modern kitchen boasting a quartz breakfast island, Neff double oven, microwave, dishwasher and smart lighting. Skylights and French doors flood the space with natural light, while the layout is perfect for both casual family living and entertaining.

The ground floor also features a self-contained annex, offering a utility room, an underfloor heated ensuite bedroom or lounge, and a soundproof games room—ideal for teenagers or as a versatile entertainment space/gym. The annex also provides access to an office with garden views, perfect for home working.

Upstairs, the modern glass balustrade staircase leads to a bright landing and a luxurious family bathroom with underfloor heating, a free-standing bath, and a walk-in shower. Three double bedrooms, including one with charming bay window seats, are generously sized, while the plush master suite is a true retreat.





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The spacious master suite with views over the front and rear gardens, exudes comfort and style. The large fitted wardrobes come equipped with aerial ports, offering the option to add a TV for added convenience. The ensuite wet room, featuring under floor heating, his-and-hers sinks, adds a touch of luxury and elegance. Additionally, the dressing area could easily be enclosed to make a walk-in wardrobe, enhancing both functionality and style. The rear garden is a tranquil, private haven, with mature lawns, fruit trees, a vegetable patch, pond, and a cosy firepit area. Multiple decking and patio areas, along with a bespoke garden bar, make this outdoor space perfect for relaxing or entertaining. Conveniently located near excellent schools, including Woodford Primary and highly regarded high schools in Poynton and Bramhall, this property also offers easy access to local amenities, leisure facilities, and major transport links. This grand family home with rich heritage is truly a must-see!

The Current Owners Love:

- The multi functional games/music/cinema room in the annex that is soundproofed from the main house. Our teenage boys have had sleepovers in there and we couldn't hear them, even though they partied until 3 am.
- The garden as an entertainment area with a bar, fire pit, BBQ area and plenty of shade or rain cover if required. The sun shines on the garden all day from morning until dusk and there is ambient lighting available when the sun sets.
- The bright living areas, especially the kitchen/diner and lounge as it can easily seat 20 people if required, which we love at Christmas. There is also a drop down screen which is great for sporting events!

We Have Noticed:

- A stunning, spacious, and modern open-plan kitchen, lounge, and dining area, perfect for entertaining with great views of the garden and open aspects to the rear.
- The annex, which could be ideal for Airbnb, is perfect for multigenerational living, an elderly live-in parent, or even as a stylish teenage retreat.
- The expansive established garden is full of unique features, including a pond, nature area, a firepit area, vegetable patch, a bar, and much more to explore.



IVAN MAUGER OBE

1939 – 2018

Speedway Champion

Lived here 1972 - 1987

Ivan Mauger was the most successful
Speedway rider in history.

He was World Speedway Champion a
record 6 times and won a total of 15
Speedway and Long Track World
Championships between 1968-79.



THE METROPOLITAN BOROUGH OF STOCKPORT



Key Features:

- Any part exchange welcome
- A grand 5 (4 Doubles), 4 bathroom, 4 reception room detached family home
- Self-contained Annex or could be Airbnb
- Large, bright rooms throughout
- Open plan kitchen/diner/snug area
- Modern, contemporary, unique decor
- Spacious rooms throughout
- A large family home, great for entertaining
- Garden Bar
- A spacious, mature garden offering privacy, tranquility, and plenty of character

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3106

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Ground Floor

- Porch** 17'0" x 5'0" (5.18m x 1.52m)
- Hallway** 17'0" x 10'10" (5.18m x 3.3m)
- Lounge** 14'10" x 11'5" (4.52m x 3.48m)
- Living Room** 16'10" x 14'10" (5.13m x 4.52m)
- Dining Room** 21'0" x 11'0" (6.4m x 3.35m)
- Kitchen** 26'6" x 20'6" (8.08m x 6.25m)
- WC** 8'5" x 3'0" (2.57m x 0.91m)

Utility Room 15'10" x 9'5" (4.83m x 2.87m)

Annex

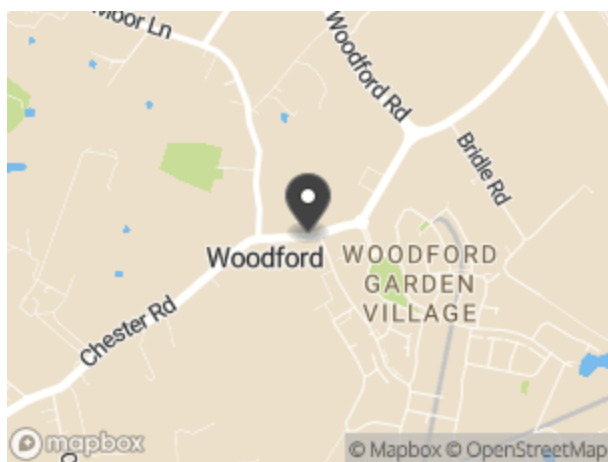
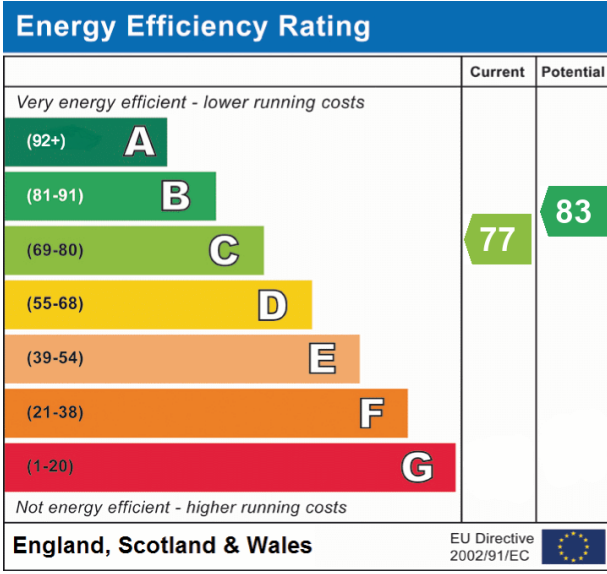
- Lobby**
- Garage** 30'0" x 9'0" (9.14m x 2.74m)
- Annex Shower Room** 9'11" x 5'5" (3.02m x 1.65m)
- Annex Lounge** 14'10" x 12'0" (4.52m x 3.66m)

Annex Sitting Room 13'5" x 12'10" (4.09m x 3.91m)

Annex Office 12'9" x 9'0" (3.89m x 2.74m)

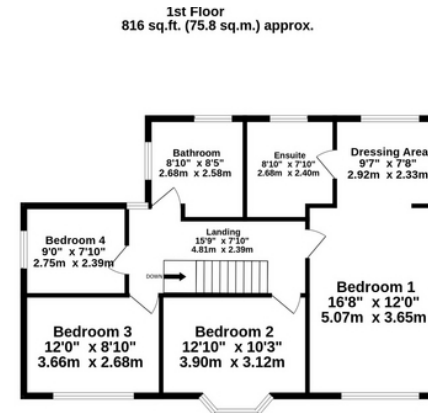
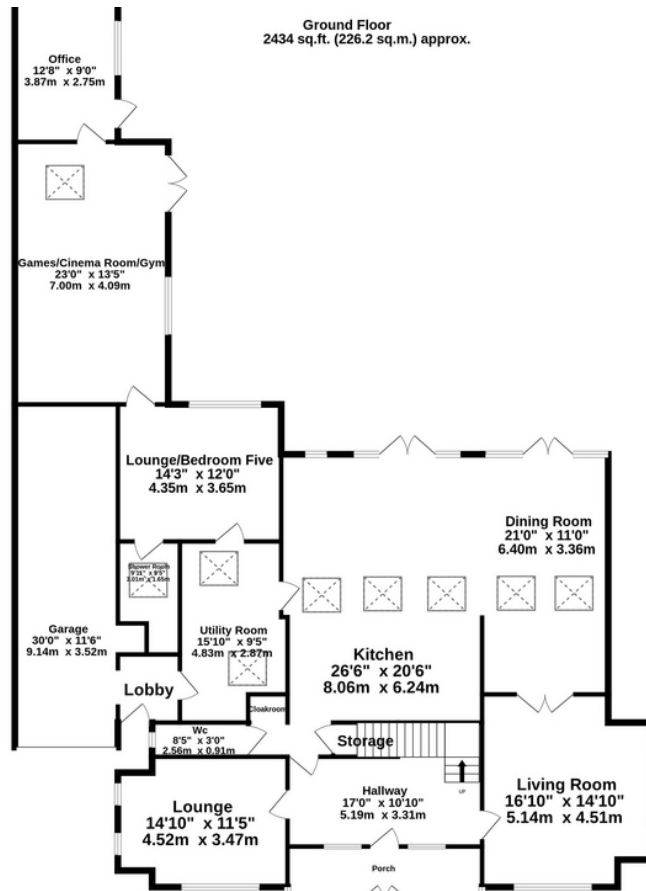
First Floor

- Landing** 15'9" x 7'10" (4.8m x 2.39m)
- Bathroom** 8'10" x 8'5" (2.69m x 2.57m)
- Bedroom 1** 24'3" x 12'0" (7.39m x 3.66m)
- Ensuite** 8'10" x 7'10" (2.69m x 2.39m)
- Bedroom 2** 12'10" x 8'10" (3.91m x 2.69m)
- Bedroom 3** 12'0" x 8'10" (3.66m x 2.69m)
- Bedroom 4** 9'0" x 7'10" (2.74m x 2.39m)





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



TOTAL FLOOR AREA : 3251 sq.ft. (302.0 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.
Made with Metropix 62024



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