



TALL TREES
CHESTER ROAD, WOODFORD





WELCOME HOME

This impressive five-bedroom, three-bathroom 1930s family home, extended thoughtfully to the side and offering scope to extend further to the rear. Since 2001, the current owners have lovingly maintained and updated this property, blending period charm with modern living.

Set approximately 30 metres back from the road, the house is approached via electric double gates, leading to a block-paved driveway providing parking for six to eight cars. The front garden, framed by mature hedging and lawn, creates an elegant first impression, enhanced by plantation shutters to all windows at the front of the house and an electric blind to the front door.





STEP INSIDE...



The welcoming hallway immediately conveys a sense of quality, finished with practical matting, LVT flooring, and classic wall panelling that echoes the home's 1930s heritage. To the left, a dual-aspect living room features soft carpeting and charming inglenook windows that fill the space with light, creating a cosy setting for family relaxation. To the right, a stylish seating area benefits from a bespoke built-in TV unit and the graceful curved walls typical of 1930s architecture, while plantation shutters throughout the front rooms lend a refined, cohesive feel. Double doors open from the dining area onto the patio, offering a seamless connection between indoor and outdoor living – perfect for entertaining.



THE HEART OF... THE HOME

At the heart of the home lies the open-plan living kitchen, designed with both family life and social gatherings in mind. The kitchen is beautifully equipped with granite worktops, soft-close cabinetry, and a large island providing seating, integrated electric sockets, and plentiful storage. High-quality NEFF appliances include double ovens, a microwave combi oven, full-size fridge and freezer, and a full-size dishwasher. Deep cupboards and integrated bin storage ensure practicality matches the elegant aesthetic. Sliding doors open directly onto the rear patio and garden, flooding the room with light and offering a wonderful indoor-outdoor flow. A side door leads to the garage and utility area, which also presents excellent potential for conversion into a home gym or studio, subject to requirements. The property also benefits from a fitted CCTV and alarm system and an electric up-and-over garage door, ensuring both convenience and peace of mind.





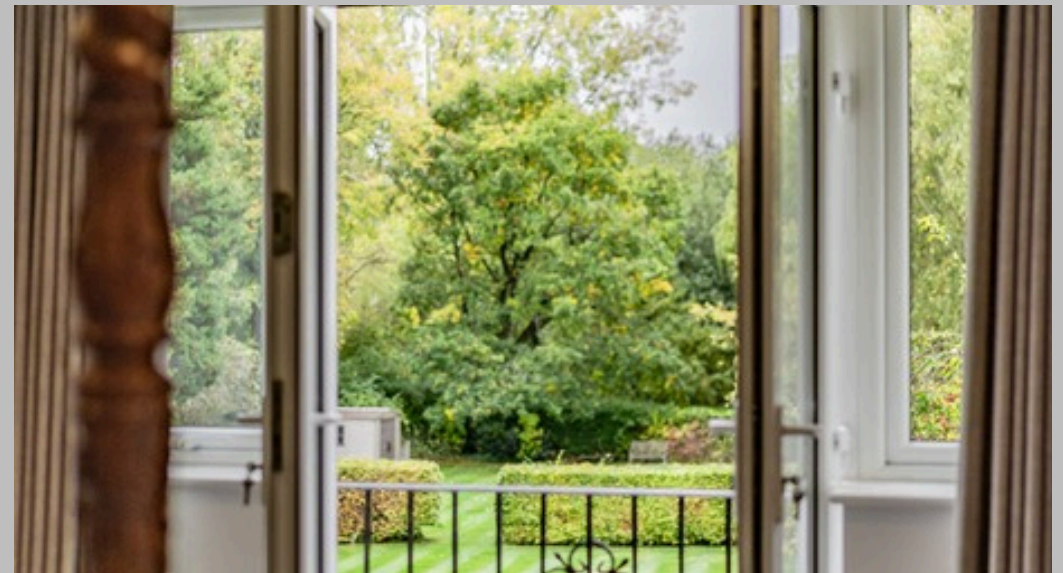
"We love the generous sense of space throughout the home, offering room for everyone to spread out and relax."



THE PRINCIPLE SUITE



Upstairs, the principal suite is a beautifully proportioned retreat. The bedroom enjoys a Juliette balcony overlooking the garden, fitted wardrobes, a bespoke TV unit, and space for a sofa or four-poster bed. A dressing area leads through an elegant archway into the luxurious ensuite bathroom, finished in porcelain tiles and featuring his and hers sinks, a large walk-in shower, and bespoke vanity units - combining style, comfort, and practicality in equal measure.







There are three additional double bedrooms, all continuing the home's refined décor with soft, neutral tones. The family bathroom, with separate WC, serves these rooms, completing the first floor.

A short flight of stairs leads to the converted attic, now a generous fifth bedroom with its own ensuite bathroom and eaves storage - an ideal private space for guests, older children, or as a peaceful home office.

"We love the privacy it provides, creating a real feeling of retreat from the outside world and the peaceful setting, where they can truly unwind and enjoy the quiet surroundings."



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The rear garden is a standout feature of this home. Designed in the spirit of a traditional country garden, it gently slopes towards a neighbouring private pond, creating a serene and picturesque outlook. Immaculate striped lawns, mature trees, and low hedging frame a space of calm and seclusion, while the expansive patio offers a perfect spot for outdoor dining and entertaining. A brick-built outbuilding with power provides excellent storage, workshop potential, or could be reimagined as a studio or garden room. The result is a truly idyllic outdoor setting to be enjoyed throughout the seasons.







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LOVE WHERE YOU LIVE

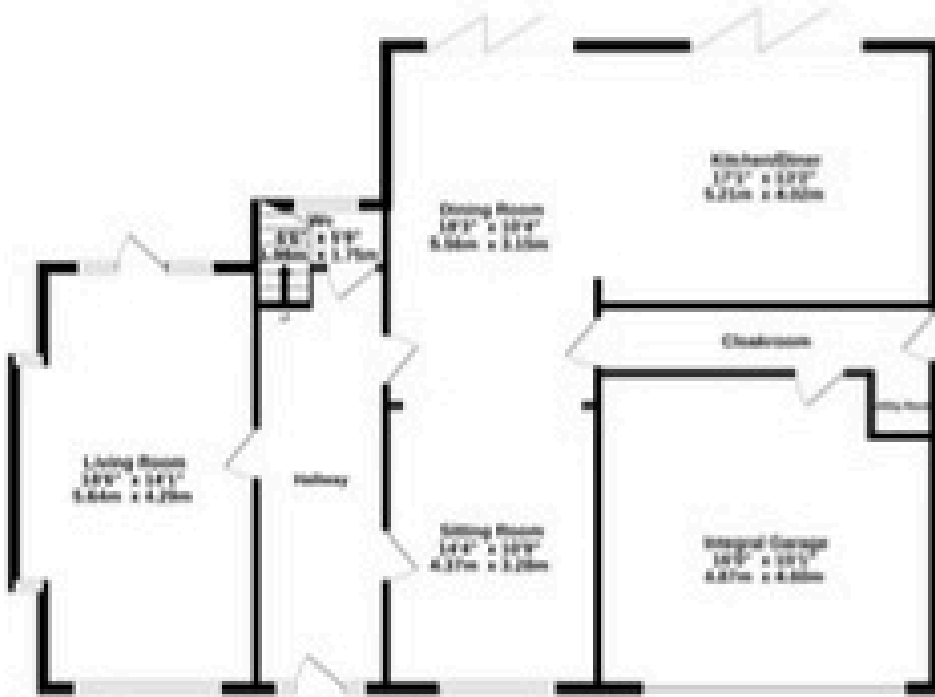
Situated in a highly sought-after area, this home is perfectly positioned for families. Several well-regarded local schools are within easy reach, including Woodford Primary School, Queensgate Primary, St Paul's Catholic Primary, and Bramhall High School. The location offers a harmonious blend of community, convenience, and access to quality education, making it an exceptional choice for those seeking both lifestyle and location.



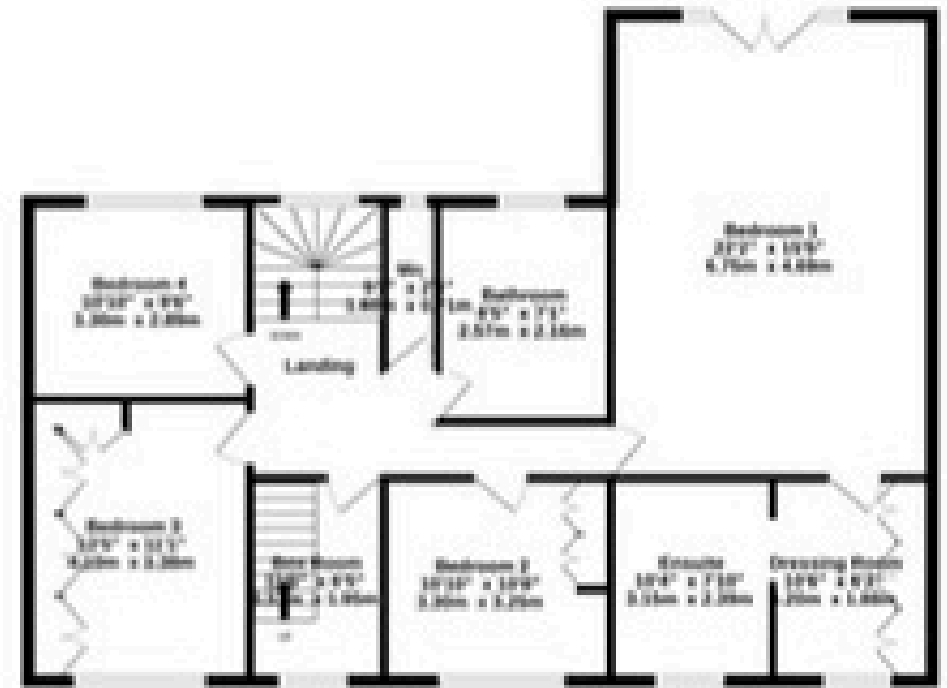
Positioned just a short distance from the nearby bypass, the home offers quick and convenient access to key motorway links, making travel across the region effortless – whether commuting into Manchester, heading to the airport, or exploring the wider North West. Shopping is equally convenient, with major destinations such as Handforth Dean, Cheadle Royal, and a range of surrounding retail parks all easily reached by car.



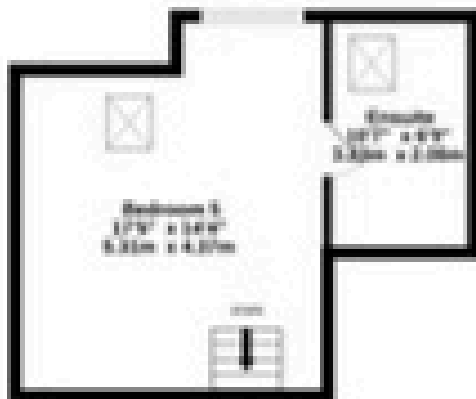
Ground Floor
1317 sq. ft. (122.4 sq.m) approx.



First Floor
1128 sq. ft. (104.8 sq.m) approx.



Second Floor
304 sq. ft. (28.2 sq.m) approx.



Outbuilding
124 sq. ft. (11.5 sq.m) approx.



HIGHLIGHTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- Exceptional 1930s five-bedroom, three-bathroom family home, thoughtfully extended and beautifully maintained since 2001
- Electric double gates open to a generous block-paved driveway with parking for 6–8 cars and a neatly landscaped front garden
- Stylish open-plan living kitchen with granite worktops, large island, NEFF appliances, and sliding doors to the garden
- Elegant principal suite with Juliette balcony, dressing area, and luxurious ensuite with his and hers sinks and walk-in shower
- Four further double bedrooms, including an impressive attic bedroom with ensuite - ideal as a guest or teenager's retreat
- Magnificent rear garden, reminiscent of a period manor lawn, with striped lawns, mature trees, patio, and a peaceful outlook over a neighbouring pond.
- Brick-built outbuilding with electricity, perfect for storage or a workshop, plus scope to convert the garage and utility into a home gym
- Within easy reach of several highly regarded local schools, including Woodford Primary School, Queensgate Primary, St Paul's Catholic Primary, and Bramhall High School



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