

Beamont Crescent

Woodford, SK7 1NX

In Excess of £850,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

An executive four double bedroom and three bathroom detached residence revealing wonderful living accommodation approaching 2000 sq/ft. This family residence occupies a brilliant setting within this desirable Redrow development, whilst promoting superb open views. This immaculate home forms part of the settlement of Woodford which adjoins suburbia in Bramhall and Poynton as well as Cheadle Hulme. Woodford offers a deep history but still retains some of its village character and farming community, with a network of winding country lanes leading to a plethora of facilities such as Woodford & Bramhall Cricket Club, The Avro Herritage Museum, Woodford Recreation Ground and Woodford Notcutts Garden Centre, which includes a café. Equally there are an array of popular pubs such as The Davenport Arms, known locally as 'The Thief's Neck', the recently built 'Aviator' pub as well as excellent Schools such as the nearby Woodford Primary School, Lostock Hall Primary School & Queensgate Primary School. With the openness of the countryside on the doorstep there are wonderful far reaching views of farmland with the Pennine Hills beyond. Woodford retains a strong sense of community and promotes a superb family friendly environment and this home is certain to appeal to many discerning buyers.

Council Tax Band: G

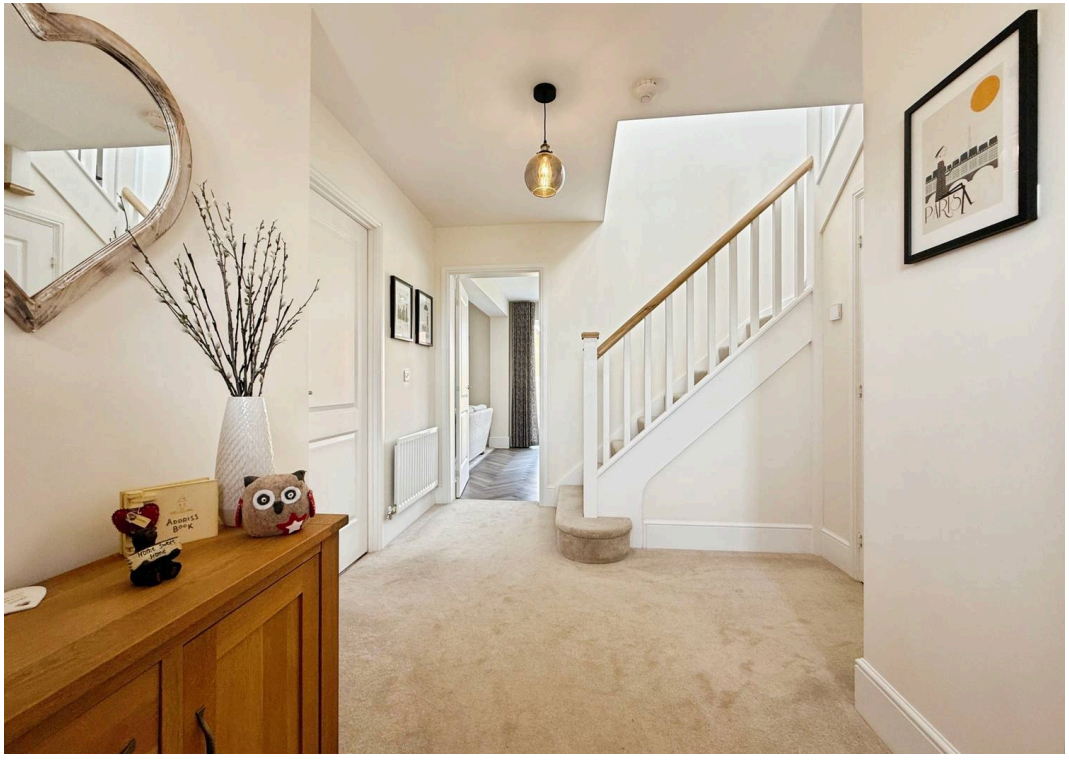
Tenure: Freehold

EPC E Rating: B



- Wonderful 'Henley Style' Four Bedroom Detached Family Home
- Super Accommodation Approaching 2000 sq/ft With High Specification Finish Throughout
- Immaculate Open Views To The Front With Double Driveway & Electric Car Charging Point
- Exquisite Open Plan Kitchen Family Room With Designated Sitting Room, Dining Room & Kitchen & Breakfast Bar
- Downstairs WC & Utility Room With Access To Double Integral Garage With Roller Shutter Door
- Beautiful Gallery Landing With Picture Window Overlooking Open Fields
- Master Bedroom Complete With Elegant En-Suite Shower Room & Bespoke Fitted Wardrobes
- Additional Stylish En-Suite To Bedroom Two With Tastefully Tiled Family Bathroom Off The Landing
- Spacious Enclosed Rear Garden With Porcelain Tiled Patio Area Ideal For Outdoor Dining
- Close to Woodford Primary School, Various Playgrounds, The Aviator Pub & Ample Open Spaces



















Presenting this exceptional 'Henley Style' four bedroom detached family home, offering super accommodation approaching 2,000 square feet, finished to a high specification throughout. The property welcomes you with a spacious entrance hall, leading to an exquisite open plan kitchen family room, thoughtfully designed with designated sitting and dining areas, a well-appointed kitchen, and a stylish breakfast bar, creating the perfect hub for modern family living and entertaining. The ground floor also features a separate living room with feature bay window, a convenient downstairs WC, and a practical utility room. Internal access to the double integral garage, complete with roller shutter door, promotes further convenience whilst offering impressive storage too. Upstairs, a beautiful gallery landing with a picture window frames immaculate open views to the front, filling the space with natural light. The master bedroom is a true retreat, boasting an elegant en-suite shower room and bespoke fitted wardrobes, while bedroom two also includes a range of contemporary fitted wardrobes along with its own stylish en-suite. Two further double bedrooms are serviced by a tastefully tiled family bathroom, accessed directly from the landing. Throughout, the home showcases a high level of craftsmanship, with quality fixtures and fittings, contemporary décor, and thoughtful touches that enhance both style and comfort.



Ample storage solutions are provided, ensuring practicality for a growing family. The property is ideally situated close to Woodford Primary School, various playgrounds, The Aviator Pub, and a range of amenities, making it a superb choice for families seeking both luxury and convenience. With its double driveway, electric car charging point, and integrated garage, this immaculate detached house offers everything required for modern living, set in a desirable and well-connected location. This is a rare opportunity to acquire a beautifully presented family home that combines spacious living with a high-end finish and a NHBC warranty providing additional peace of mind. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.




adventure



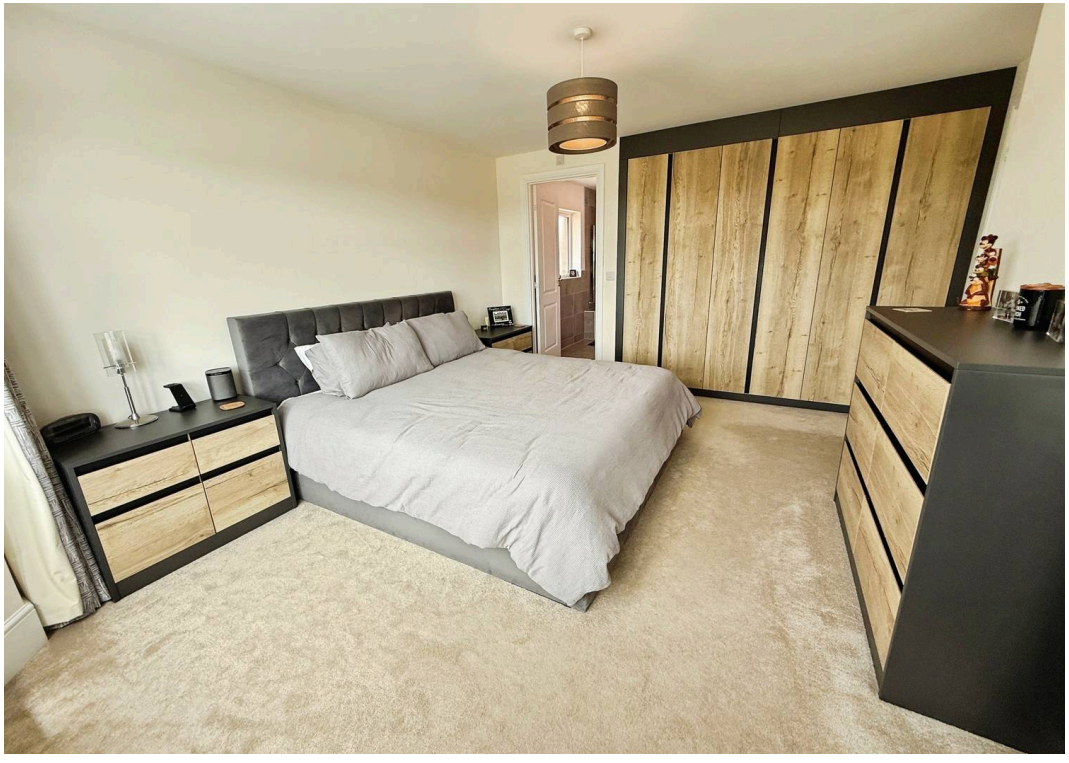








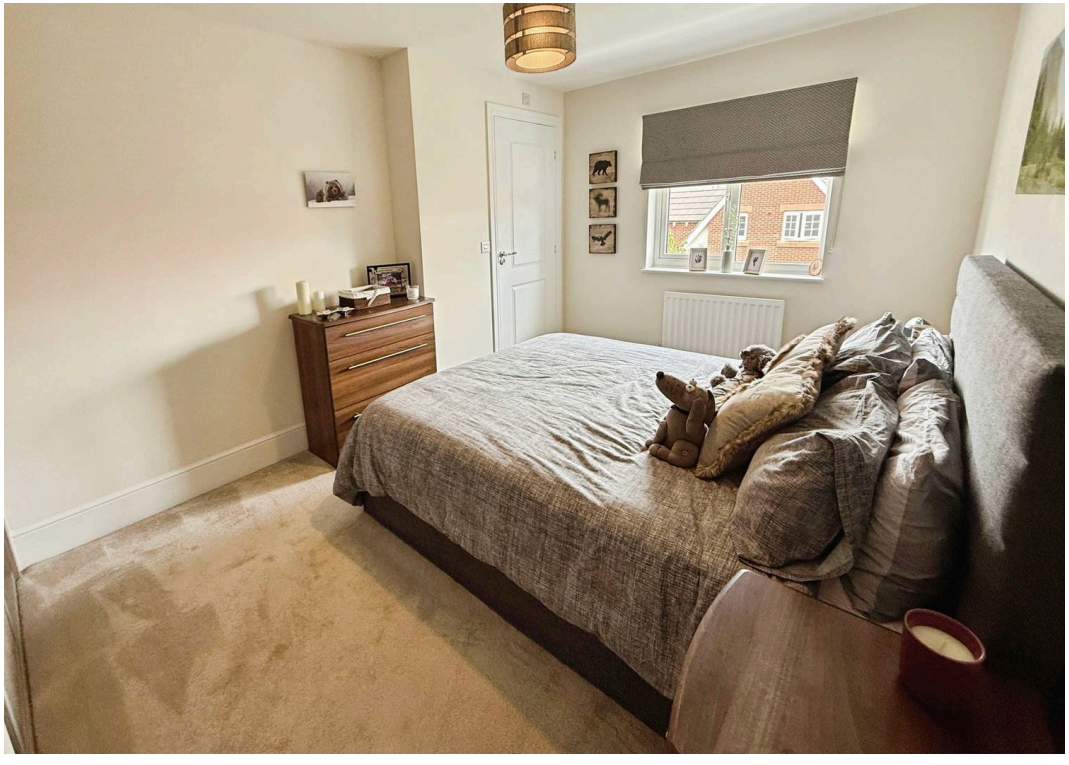

Oliver





















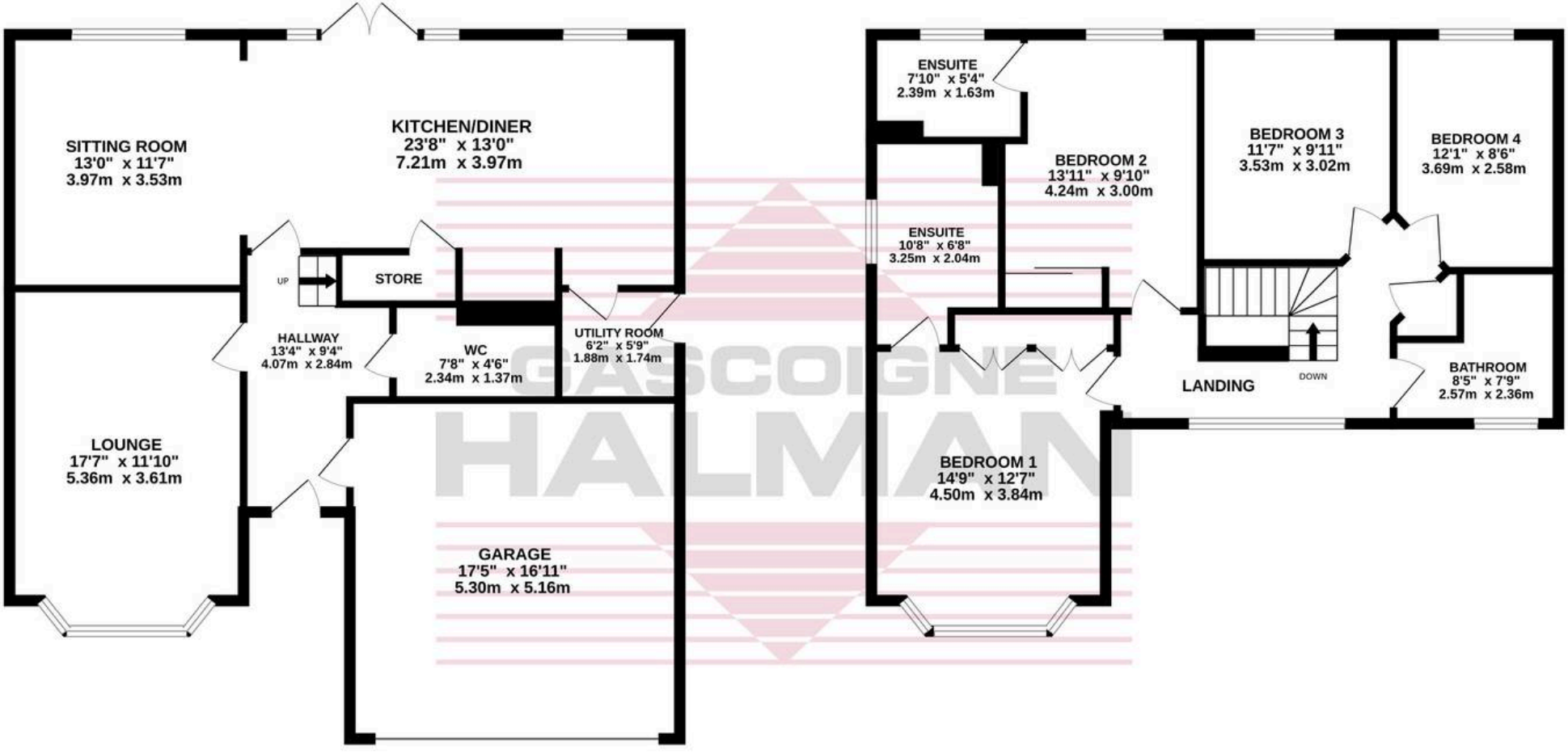





WOODFORD

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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