



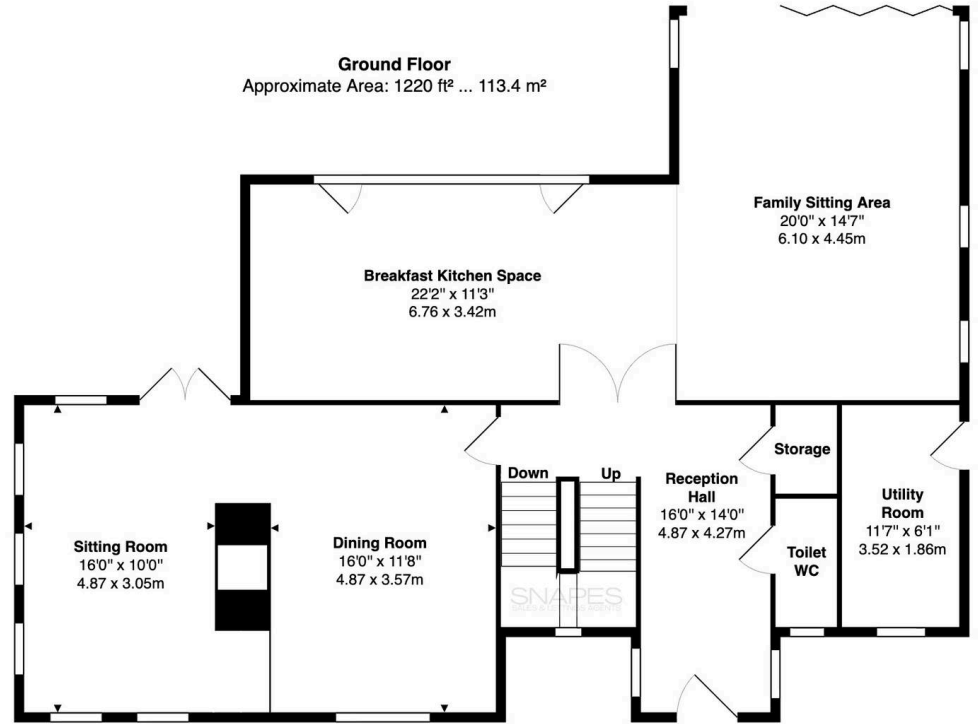
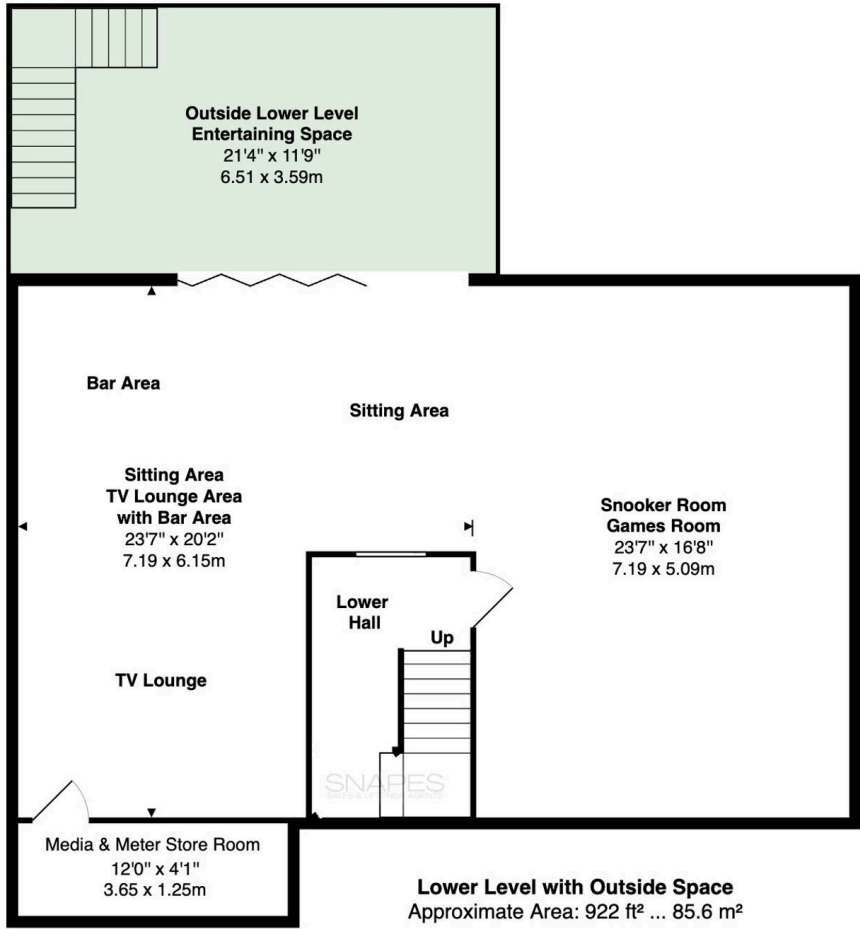
**SNAPES**  
SALES & LETTINGS AGENTS

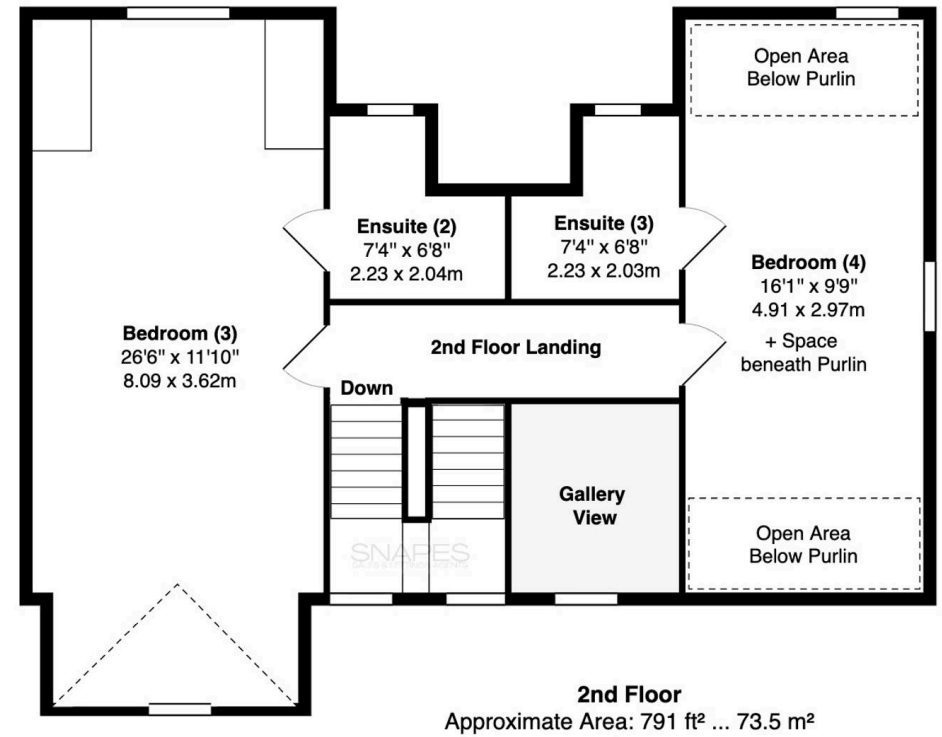
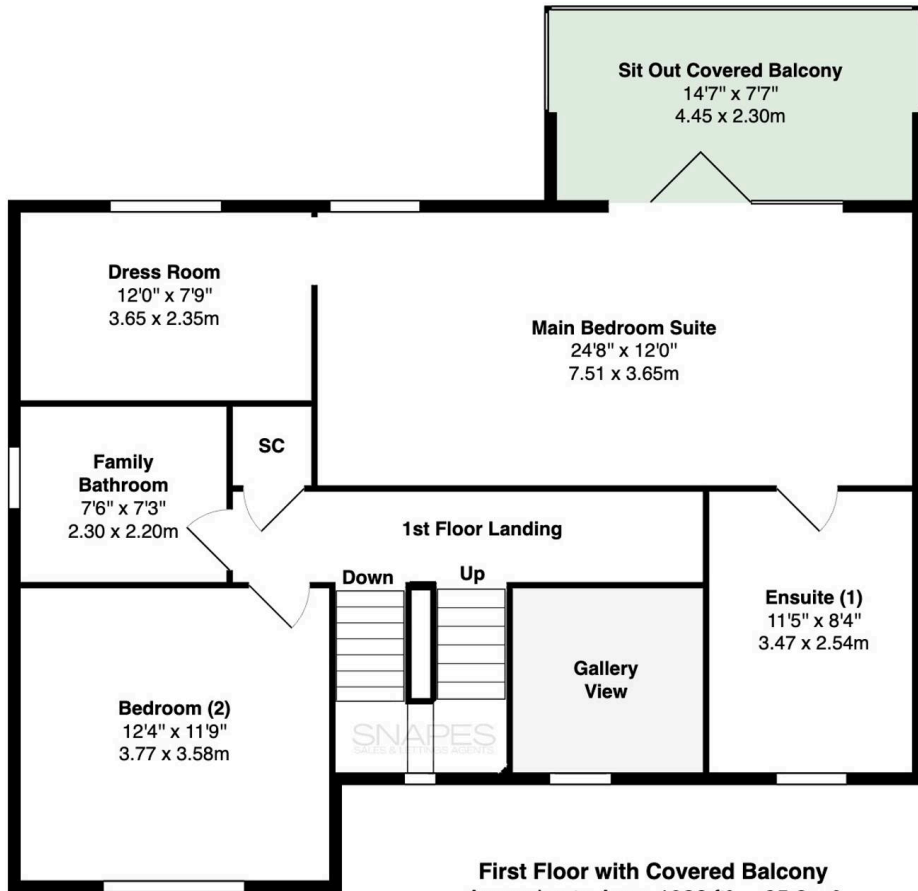


**Laneside Blossoms Lane, Woodford – SK7 1RE**

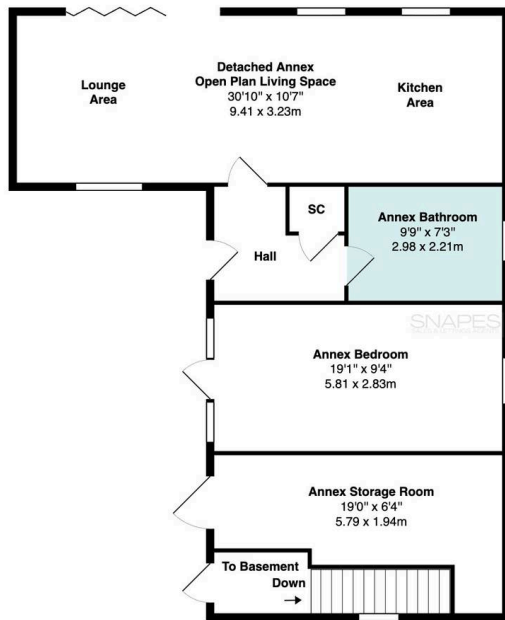
**Guide Price** £1,950,000



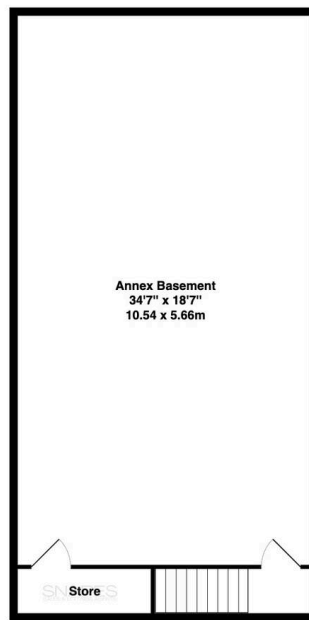




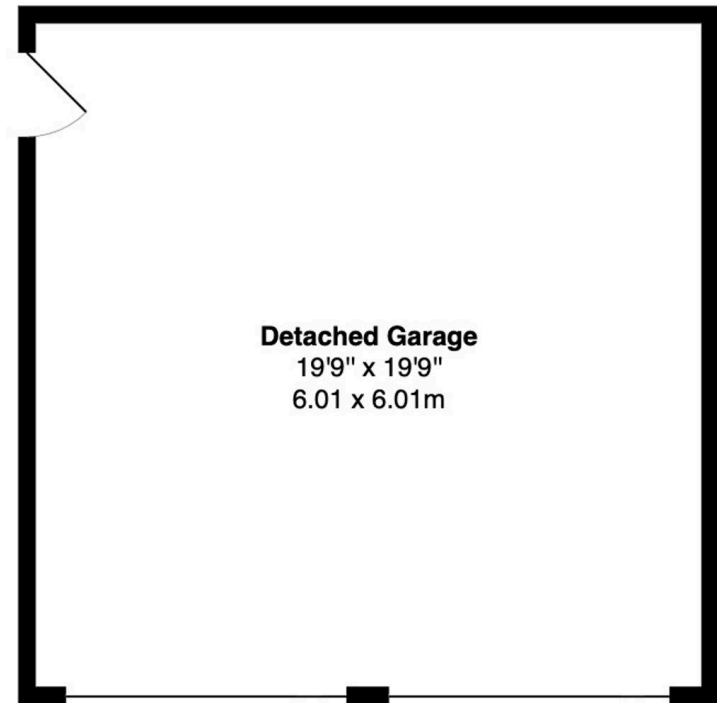
**Detached Annex Ground Floor**  
Approximate Area: 828 ft<sup>2</sup> ... 77.0 m<sup>2</sup>



**Detached Annex Basement**  
Approximate Area: 706 ft<sup>2</sup> ... 65.6 m<sup>2</sup>



1,534 Square Foot Including Basement



**Detached Double Garage**  
Approximate Area: 390 ft<sup>2</sup> ... 36.3 m<sup>2</sup>



SNAPES  
SALES & LETTINGS AGENTS



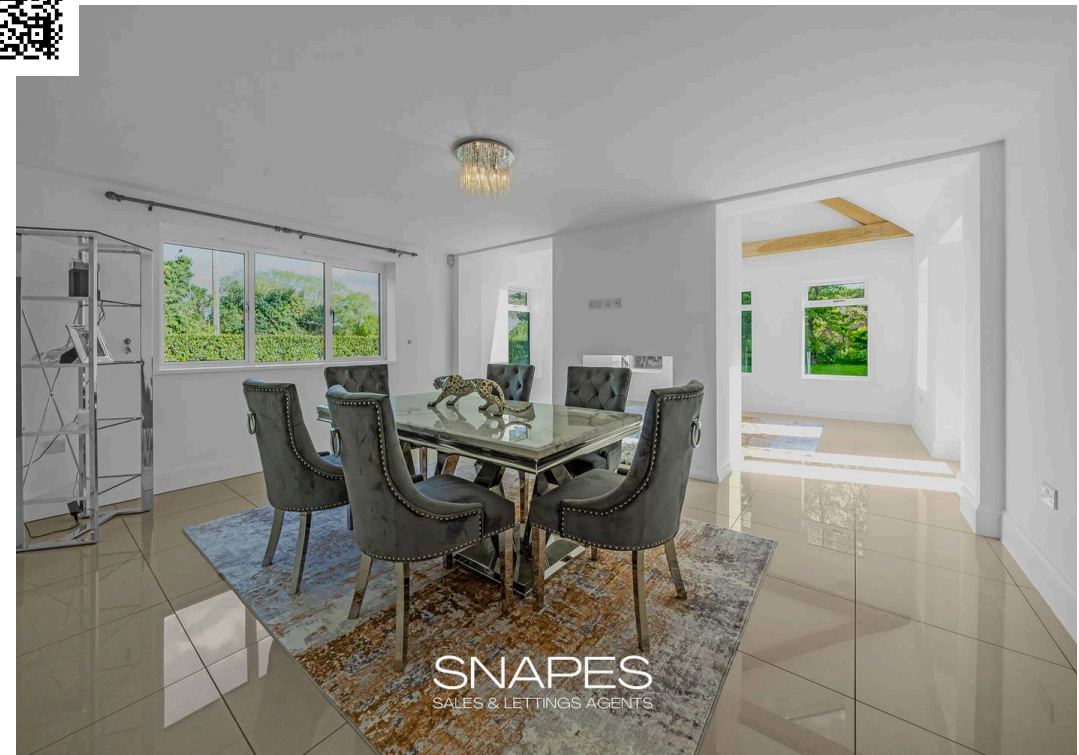
SNAPES  
SALES & LETTINGS AGENTS

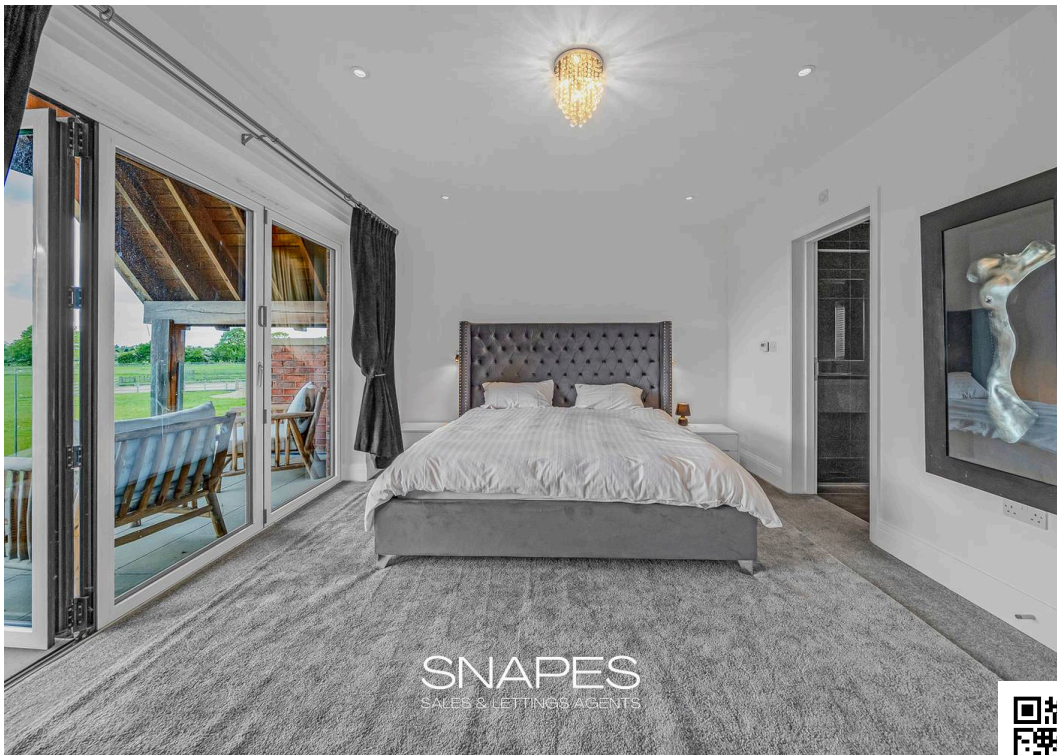


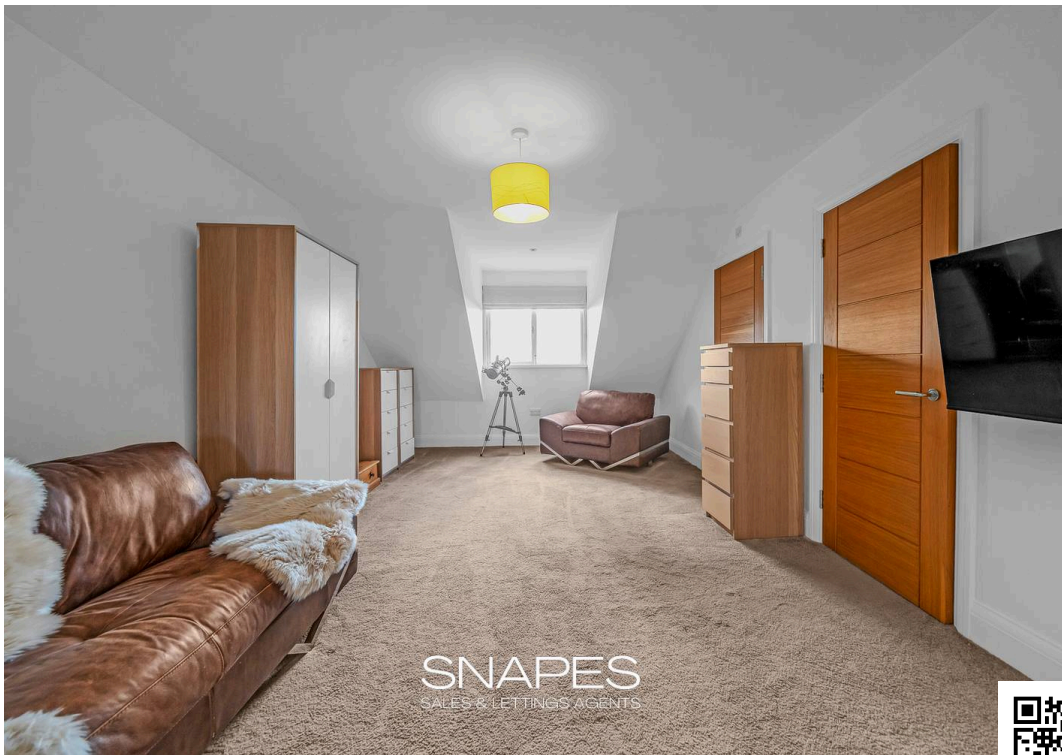
SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS







SNAPES  
SALES & LETTINGS AGENTS



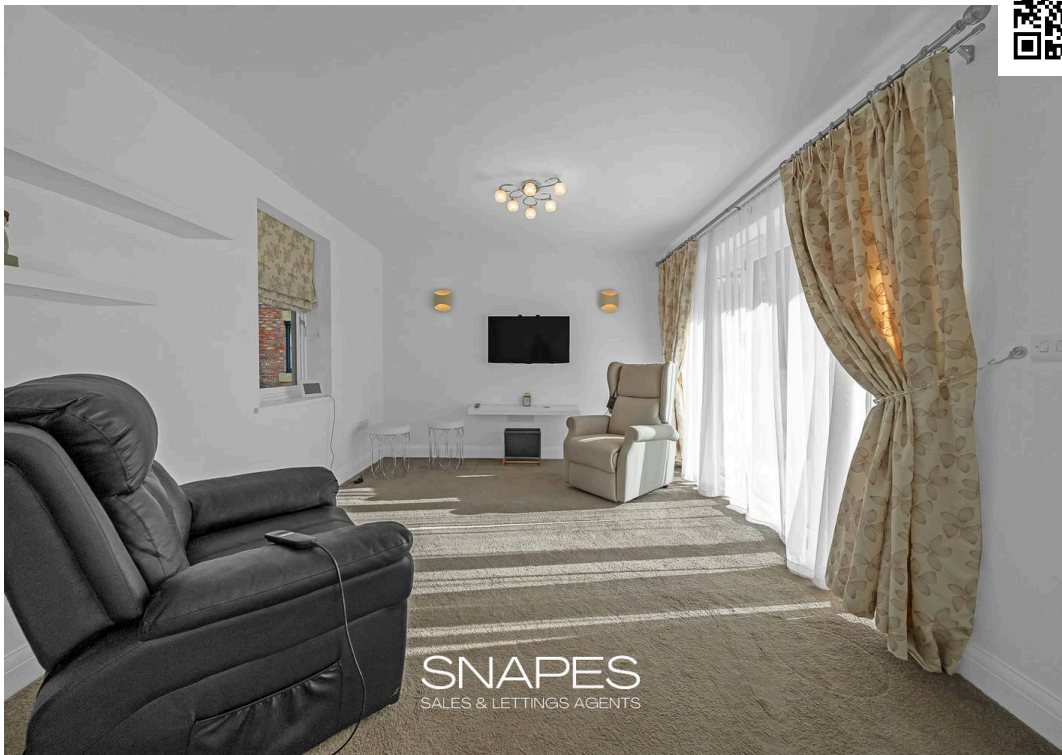
SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



## Laneside Blossoms Lane, Woodford – SK7 1RE

A rare opportunity to own up to 5.5 acres of prime Woodford (SK7) address – The name Blossoms Lane speaks for itself to those who know Woodford as an area – meandering through beautiful Countryside the lane boasts hosting some stunning homes – including Laneside, which is the home and land we offer to you today.

In total the combined space on offer over the 3 buildings is over 6,000 square foot – The home is itself offers versatile living areas over 4 levels, combining separate but spacious rooms to hideaway and enjoy, but also open plan contemporary areas for family gatherings and entertaining.

If a view from a window was to be treated as art – then this home offers some masterpieces – from glimpses of the stables with riding area (Menage), views over the fields towards the pond with ducks, and geese – and over the lane towards the peaks, where your view might get momentarily interrupted and spoilt with the occasional character home between the trees as shown on our photographs.

You will see the floor plan shows the layout, shape and measurements of the space in each building and level of accommodation – and our photographs we hope go some way to showcasing the style and design of the interior and external areas – however viewing this home is the only true way understand how the buildings and land nit together to offer a truly unique opportunity to purchase a local gem.

It is worth noting – **Planning permission has been granted Planning Number DC/091053** to link the main dwelling to the detached annex – The current configuration or if joined offers huge benefits using the space as living space for a dependent relative, a home with an income (think AirBNB perhaps) or for an area where clients can visit and not need to enter the main home. With two driveways, you can easily have the feeling of completely independent space, or just up to 5.5 acres and over 6,000 square foot of space all to yourself.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Other:** Planning Granted to attach Annex
3. Planning Number **DC/091053**

**Material Information:** Please read below

### DISCLAIMER

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

**\*Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "**Material Information**" or "**Important Information**", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: B



**SNAPES**  
SALES & LETTINGS AGENTS

## Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

