



EST. 2003

RICHARD LOWTH
- CHESHIRE -



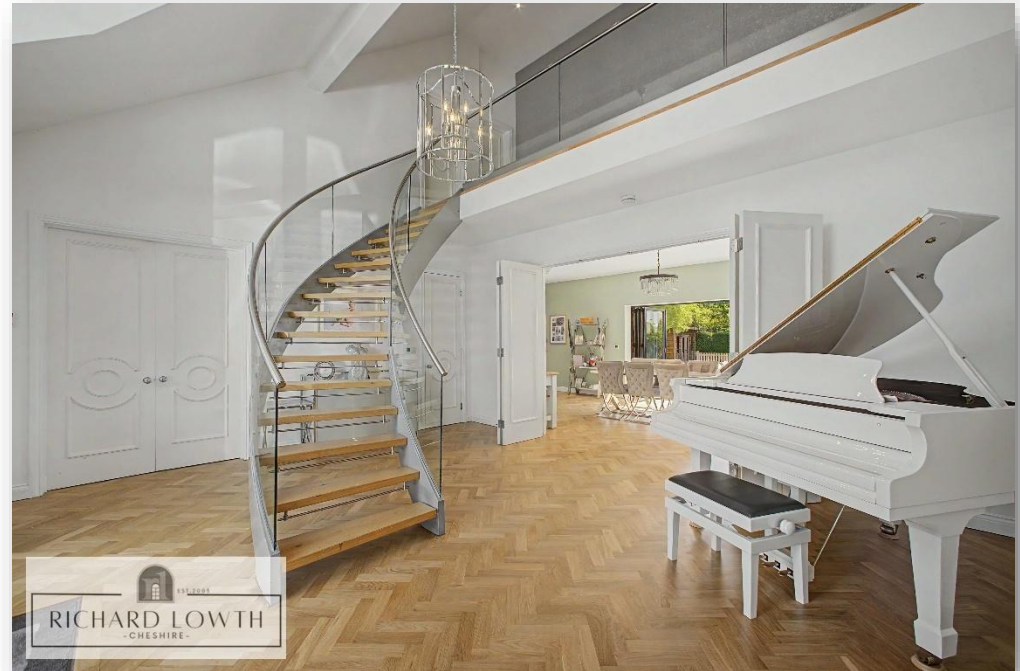
Welcome to

369 Chester Road, Woodford, Cheshire, SK7 1QQ



A stunning, individually designed detached family home with over 3000 sq ft of beautifully appointed accommodation, exceptional living space and breathtaking open countryside views to the rear. This absolute dream family home has been meticulously designed, stylishly finished and providing exceptional standard throughout.

Set behind impressive double electric gates and occupying a highly sought-after position within a respected residential area, this striking property offers a rare combination of luxury, space and modern family living. This home boasts a welcoming reception hallway with elegant Oak Herringbone flooring which flows seamlessly throughout, complemented by a stunning sweeping staircase with glass balustrade. Double doors open into the impressive 30ft main living room with feature electric fireplace and bi-folding doors opening into the rear garden. A real highlight is the spectacular 38ft open-plan living/dining kitchen, complete with a beautifully fitted bespoke kitchen featuring cream cabinetry, a traditional large AGA, impressive central island with Belfast sink and a cleverly concealed walk-in pantry. Bi-folding doors provide stunning views across the garden and open countryside views. A separate utility room adds further practicality with side door access. The ground floor also offers a versatile 19ft additional sitting room, which is currently used as a bedroom. This room offers views over the front garden area and would make an ideal sitting room, home office or play room and has access to a Jack and Jill shower room/wc with stylish marble tiles and white suite, which is also accessed via the reception hallway.





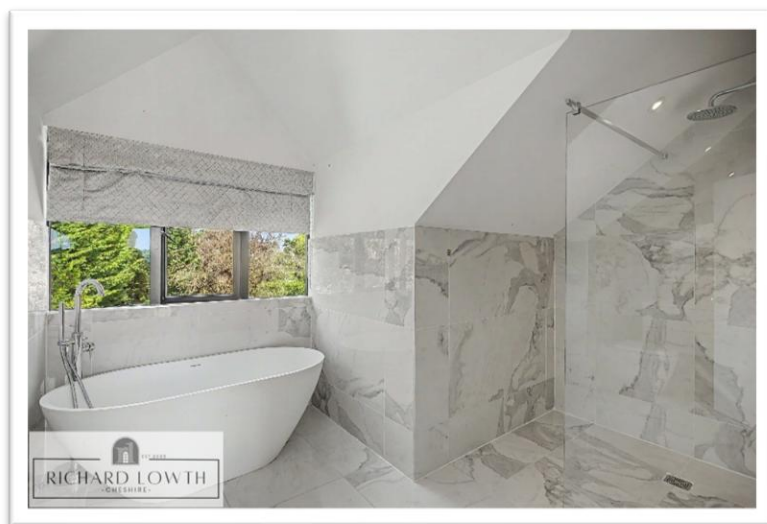
- An absolute dream home, individually designed & styled beautifully throughout
 - Nice set back from the road & with lovely rear views
 - 4 bedroom & 4 bathrooms
 - 38' open plan living/dining kitchen
 - Additional 19' living room with shower room/wc access
- Principle bedroom with ensuite bath/shower/wc & walk in wardrobe
 - Impressive hallway with sweeping staircase
 - Private gated driveway & electric gates
 - Beautifully tended South facing rear garden

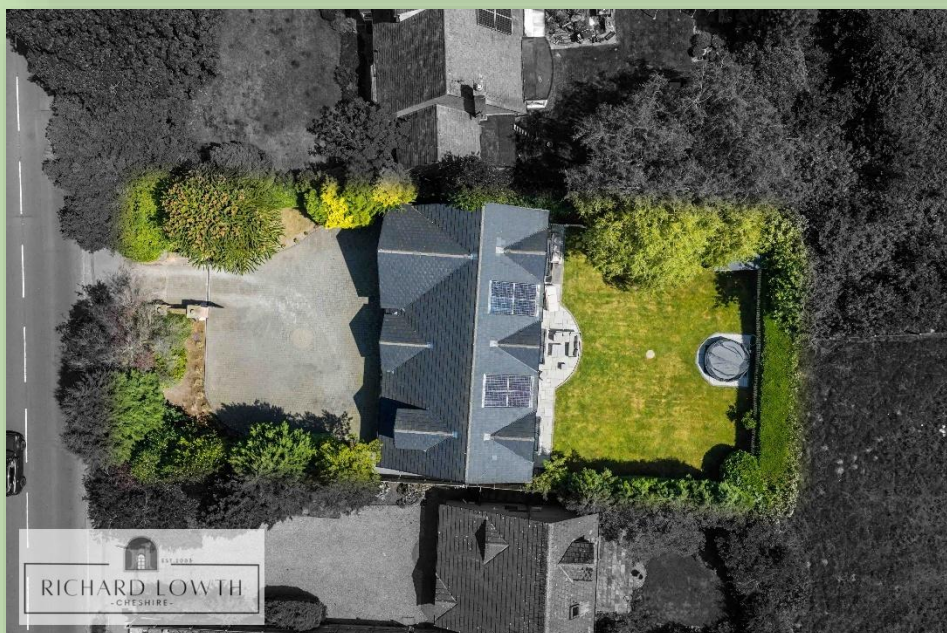




Up the impressive staircase...

an impressive galleried landing leads to three generous bedrooms, all benefitting from luxurious en-suite facilities. The principle bedroom suite features double doors opening onto a private balcony with beautiful countryside views, along with a luxury marble tiled bath/shower/wc en-suite. The spacious walk-in dressing room, benefits from its own balcony and offers excellent versatility as it could be converted into a further bedroom. Bedroom two is another excellent size, featuring beautiful vaulted ceiling and enjoying the added benefits of its own private balcony, along with stylish en-suite shower room/wc. Bedroom three is currently presented as a stunning cinema room and offers versatile additional living space or bedroom option. Beautifully styled and overlooking the front of the property, this room benefits from its own en-suite shower room/wc and two large storage cupboards, making it both practical and impressive.





Outside...

the property is equally impressive from the moment you arrive, with electric double gates opening onto a substantial driveway providing extensive off-road parking. There is excellent potential for additional storage, a car barn or garage (subject to the necessary planning permission), along with convenient side access leading to the recently laid patio area. The South facing rear garden has been thoughtfully designed for entertaining and relaxation, featuring a further patio area position at the top of the garden, a charming summer house and generous outdoor space that enjoys a wonderful sense of privacy and sunshine throughout the day. This home has everything to offer and is well worth a viewing.

WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK7 1QQ**

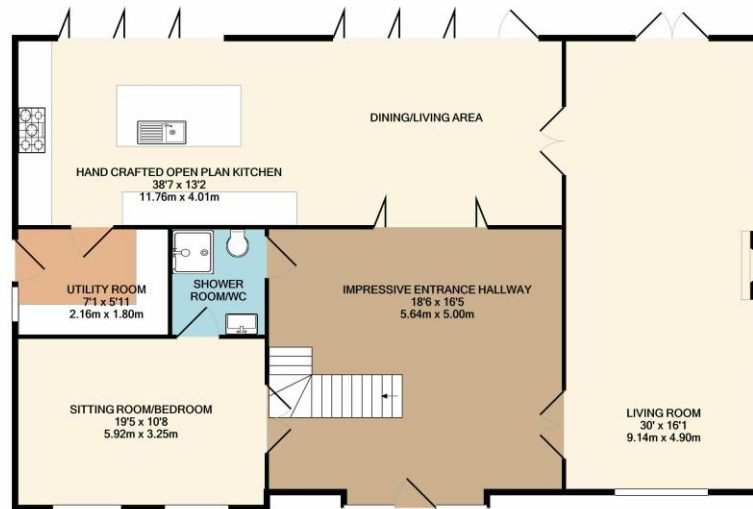
TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **B**

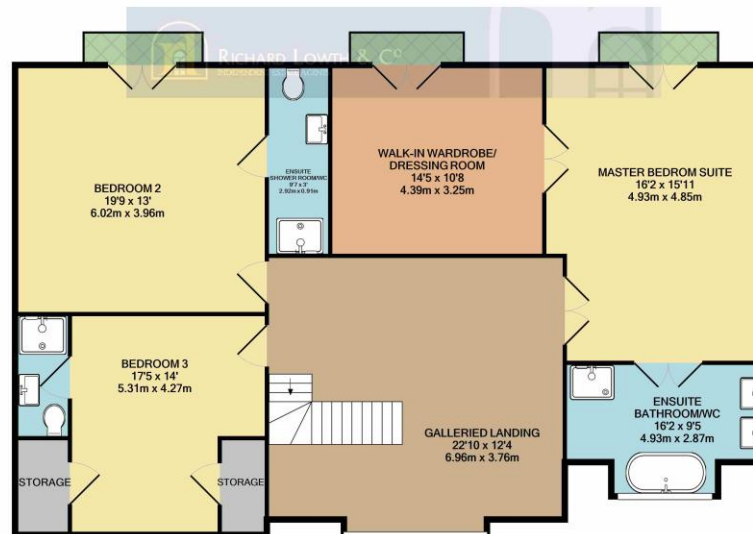
COUNCIL TAX BAND: **E**

SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Stockport Metropolitan Borough Council.**



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 3176 SQ. FT. (295.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 02/2021

DIRECTIONS: 369 Chester Road, Woodford, Cheshire, SK7 1QQ

From Poynton village, head out along Chester Road, going over the Railway Station bridge and continue along. Continue along, past the traffic lights and the property will be located on your left hand side where ample parking will be provided behind private double gates.

WHAT3WORDS:
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TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

