

Part Exchange  
Considered



Chester Road, Woodford, Stockport, SK7 1PR

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Chester Road, Woodford, Stockport, SK7 1PR

Set gracefully back from the road behind electric gates and a sweeping tarmac driveway with space for approximately twelve vehicles, Sunnimeade Farm enjoys a wonderfully private yet open setting, with a peaceful sheep field directly opposite creating an immediate sense of rural calm. The rendered exterior, complemented by crisp grey windows and a smart front door, presents a refined first impression, softened by mature hedging, barked borders and an elegant collection of planting including Chinese windmill palms, maple, horse chestnut and fir trees.

The sense of arrival continues inside, where a glazed, tiled entrance porch opens through double doors into a wide hallway, beautifully anchored by flowing oak flooring and a striking bespoke oak staircase with glass balustrade, designed as a central feature of the home. Thoughtful practicality sits quietly alongside the design, with a generous downstairs WC complete with a wide basin and storage, along with double-door coat cupboards positioned neatly to one side. The principal reception space lies to the right, where double glazed doors reveal a stunning double-aspect lounge bathed in natural light, centred around a stone effect gas fire and opening via French doors onto the garden. A charming secondary seating area nestles beneath the stairs with views over the garden, offering a more intimate retreat, while the continuous oak flooring leads effortlessly through to the impressive open-plan kitchen and dining space, illuminated by discreet ceiling spotlights.

Designed for both everyday living and entertaining, the kitchen is superbly appointed with a substantial granite-topped island incorporating power points and an attached wooden breakfast bar. A three-oven AGA takes pride of place alongside integrated appliances including a coffee machine, dishwasher and full-height fridge freezer, while pull-out larders and considered storage enhance functionality. A stainless steel sink sits beneath a garden-facing window, and French doors allow the space to spill seamlessly outdoors. Adjoining rooms include a fully shelved pantry, a well-equipped utility with a large stainless steel sink and front window, and internal access to the double garage with electric door. A versatile ground floor room, currently arranged as a gym with mirrored wardrobes, is served by a nearby shower room, offering excellent potential as a ground floor sixth bedroom or guest suite.

Upstairs, the sense of space continues from a bright landing with a garden-facing window and room for a statement light fitting over the stairs. The principal suite is a luxurious retreat, comprising a generous bedroom, a walk-in wardrobe with fitted storage and its own window, and an elegant ensuite featuring both a large shower and a double-ended bath positioned beneath another garden view, all finished in porcelain tile. Two further bedrooms benefit from ensuite facilities, including rain-head showers, while additional bedrooms are all well proportioned and served by a stylish family bathroom. Eaves storage and a boarded, insulated attic offer excellent additional storage.





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The South-facing rear garden has been thoughtfully landscaped to create a series of inviting outdoor spaces, blending lawn, slate paving, and timber decking. A pergola-covered BBQ area and separate gazebo seating area provide ideal entertaining zones, while a sunken hot tub area adds a sense of indulgence, ready to be enhanced further. The garden is framed by mature planting including a monkey puzzle tree, acer, ash and fir, with a raised planter adding structure along one boundary and gated side access providing convenience.

Completing the home is an impressive specification that includes CCTV, solar panels with battery storage, an EV charging point, outdoor power and water connections, and a double garage, all underscoring the meticulous refurbishment and extension completed between 2012 and 2015. Sunnimeade Farm is a home that effortlessly combines architectural quality, modern efficiency and a deeply inviting atmosphere, offering a rare opportunity to enjoy refined living within a beautifully balanced setting.

### The Current Owners Love:

- The large, landscaped, South facing garden, a perfect suntrap ideal for relaxing and entertaining throughout the day
- The spaciousness and natural flow of the house, making it perfectly suited to multi-generational living
- The bespoke oak staircase, a striking feature that creates a lasting first impression upon entering the home

### We Have Noticed:

- A beautiful, well-positioned plot offering privacy and presence
- A breath-taking rear garden with thoughtfully designed outdoor spaces
- A remodelled and extended, high-quality family home finished to an exceptional standard







### Key Features:

- Electric gated entrance with extensive driveway for approx. 12 vehicles
- Fully refurbished and extended (completed 2015) with new slate roof
- Impressive open-plan kitchen, dining and family space with AGA and island
- Five generously sized bedrooms, three with ensuite facilities
- Versatile ground floor gym/bedroom with adjacent shower room
- Large, south-facing landscaped garden with multiple entertaining areas
- Double garage, EV charging point, solar panels with battery storage and CCTV system

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3788 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Hallway  
7.38m x 3.50m

Wc  
2.24m x 2.18m

Living Room  
7.38m x 5.36m

Kitchen  
5.54m x 4.62m

Dining Area  
5.54m x 3.73m

Utility Room  
2.49m x 2.24m

Gym  
4.34m x 3.73m

Shower Room  
1.96m x 1.94m

Double Garage  
6.71m x 5.23m

Bedroom 1  
5.36m x 4.04m

Ensuite  
3.23m x 2.76m

Walk In Wardrobe  
3.23m x 2.64m

Bedroom 2  
5.64m x 3.88m

Ensuite  
2.44m x 1.39m

Bedroom 3  
5.23m x 5.11m

Ensuite  
2.44m x 1.36m

Bedroom 4/Occasional Sitting Room


5.34m x 3.81m

Bedroom 5  
3.71m x 2.36m

Bathroom  
2.84m x 2.05m

Study  
2.64m x 2.05m

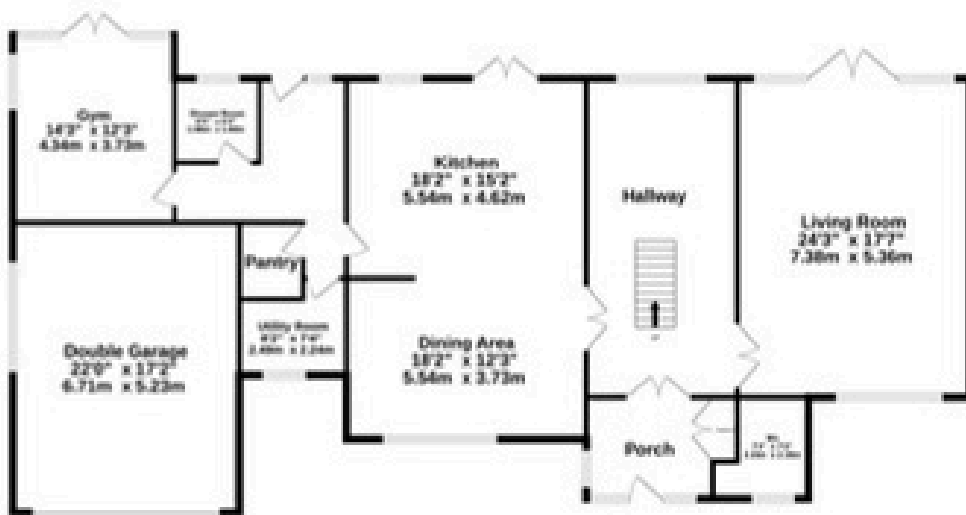


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

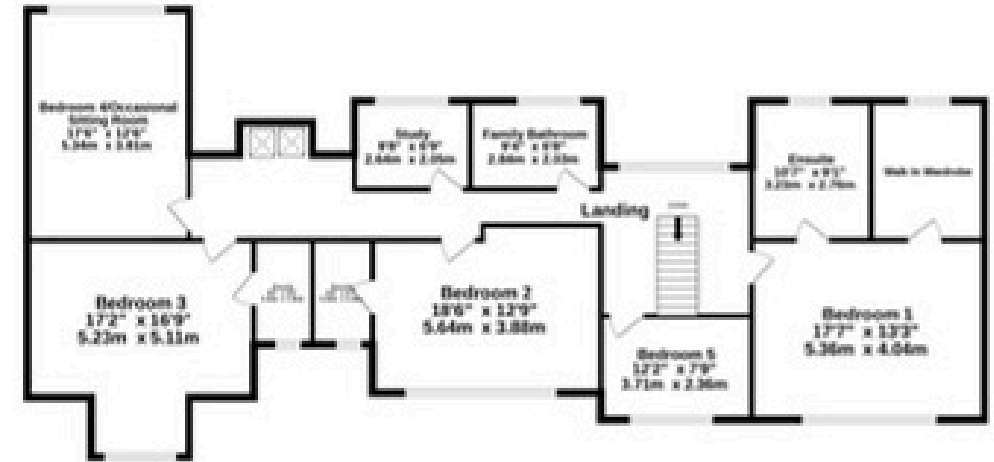


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

**Ground Floor**  
2122 sq.ft. (197.2 sq.m.) approx.



**1st Floor**  
1665 sq.ft. (154.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3788 sq.ft. (351.9 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.  
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