



Sandy Lane, Romiley





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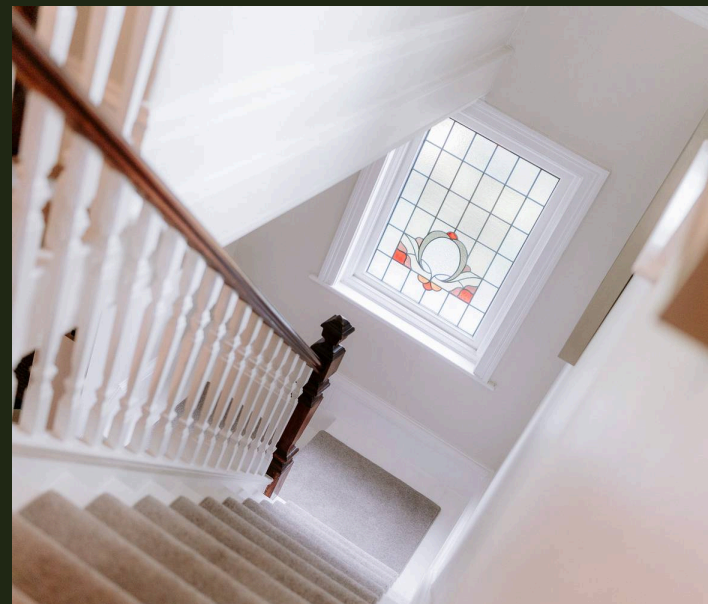
Romiley, Stockport

Welcome to this exquisite four-bedroom, three-bathroom semi-detached house, where timeless period features blend seamlessly with contemporary elegance and every-day comfort.

Situated on a prominent corner plot in the heart of Romiley village, this beautifully presented property boasts two generous reception rooms, a thoughtfully designed modern kitchen, and a wealth of inviting spaces both indoors and out.

From the moment you arrive, the classic red brickwork, leaded stained glass windows, and lush landscaped front garden create a striking first impression, while a spacious driveway with garage ensure convenience for residents and guests alike.

Stepping inside, you are welcomed by a grand entryway adorned with stained glass windows and a decorative wooden staircase, setting the stage for the refined character found throughout the home.





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The main living room exudes warmth, with a high ceiling, period fireplace, while a large glass door and expansive windows invite natural light and offers delightful views of the garden.

The second reception room is equally inviting, a elegant dining room framed by a bay window with stained glass and insulated hardwood flooring. Ideal for hosting memorable gatherings under the soft glow of candle light and classic period detailing - perfect for cosy evenings or entertaining friends.







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The heart of the home is the bright and spacious kitchen, where modern farmhouse style meets functionality.

A large kitchen island with bar seating and wooden countertops provides ample space for meal preparation or casual dining, complemented by original storage cupboards, a farmhouse sink, and large windows that bathe the space in natural light with views over the garden.

Adjacent to the kitchen, a modern utility area with herringbone flooring and sleek cabinetry offers practicality and additional storage, while access to the back door stops muddy boots and paws from entering the main house.





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Upstairs, four elegantly appointed bedrooms provide tranquil retreats for all family plus a dedicated study nook with built-in storage catering for remote working or a quiet reading spot.

Each bedroom is enhanced by natural light, neutral decor, and thoughtful features such as built-in wardrobes and hardwood flooring. Two bedrooms showcase beautiful period fireplaces and large bay windows, adding character and a sense of grandeur.

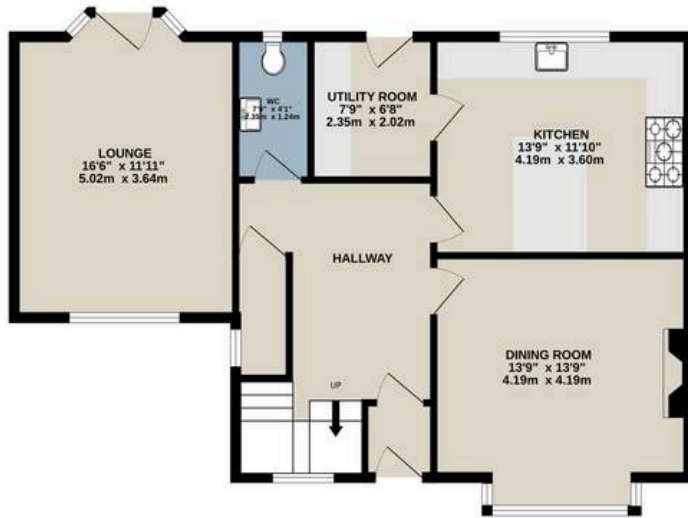
The principal bedroom offers a spacious layout with a decorative fireplace, built in wardrobe, and original flooring, creating an oasis of calm.

The modern, family bathroom is designed with luxury in mind: a freestanding bath-tub, walk-in shower, sleek fixtures, and elegant vanity areas all combine to create soothing, spa-like spaces for relaxation.





GROUND FLOOR
778 sq ft (72.3 sq m) approx.



1ST FLOOR
759 sq ft (70.5 sq m) approx.



2ND FLOOR
175 sq ft (16.2 sq m) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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There are a range of independent shops, beauty salons, and a small Sainsburys for a last-minute tea. If you like to escape the hum drum of everyday life there are some lovely walks from your front door out into the countryside, or head to nearby Etherow Country Park where you can feed the ducks, enjoy a latte and head out to the waterfall and beyond. Further afield the Peak District is within easy reach where there is a plethora of beautiful places to visit and explore. There are some excellent local schools and nurseries, buses to private schools are also available in the village if that's your choice of education. The local train station ensures that you can be enjoying the bright lights of Manchester in under 20 minutes. We would love to welcome you to Sandy Lane. Please download our brochure for more stunning photographs and information
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious landscaped garden & several out buildings
- Off-road parking
- Modern kitchen with island
- Period fireplaces
- Large bay windows with stained glass
- High ceilings
- Freestanding bath-tub and walk-in shower
- French doors with garden access
- Detached garage
- Stunning period property in the heart of Romiley





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