

# The Bollin (Plot 8) Deanwater Drive

Woodford, Cheshire, SK7 1RJ



*mosley jarman*

Computer generated image is indicative only



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## The Bollin (Plot 8) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

**£1,125,000**

(Plot 8) Reserved - At 1,882 square feet, the magnificent double-fronted Bollin is a 4 bedroom, 2 bathroom luxury detached family home at the very centre of this exclusive development. Its Georgian style front façade reveals a generous hallway, off which is the large open plan kitchen/family/dining area with sliding folding doors to the rear garden. A separate living room, also opening to the garden space, completes the fantastically proportioned ground floor layout.

Upstairs are four double bedrooms, with a master en suite and generous family bathroom. Outside, this grand property has a natural stone paved patio and paths plus manicured lawns, while also benefiting from a single detached garage and additional driveway parking.

**Warranty** - The appointed warranty provider for this development is ICW and the developer is a member of the ICW Consumer Code for New Homes.

- A magnificent double-fronted detached home offering 1,882 sq. ft. of luxury living space
- Positioned at the very centre of this exclusive development
- Large open-plan kitchen, family, and dining area with sliding folding doors opening to the rear garden
- Single detached garage plus additional driveway parking
- Four double bedrooms and two bathrooms
- Elegant Georgian-style façade
- Beautifully manicured lawns
- Deanwater offers the perfect balance for families – a peaceful setting with space to grow, all within reach of outstanding schools, expansive green space, and first-class family amenities



**Development**

There will be just 12 individual luxury family homes at Deanwater, creating a highly exclusive residential enclave, with each crafted to PH Homes' exacting standards. Natural slate roofs, detailed brickwork and stone sills will all echo local architectural heritage, while offering all the benefits of modern convenience and energy efficiency. Built on the site of a well-known former hotel, Deanwater will retain and repurpose some of its original structure and outbuildings, housing two beautiful semi-detached homes and one bespoke detached property. The remaining nine detached and semi-detached homes will all be new builds, blending traditional design with contemporary elegance. These homes – all thoughtfully arranged for space, privacy and natural light – will be set within exquisitely landscaped surroundings that reflect the tranquility and rural character of this unique location.

**Location**

This peaceful, leafy enclave is tucked away off Wilmslow Road, a highly sought-after address that connects some of the most desirable towns and villages in the region, including Bramhall, Wilmslow and Alderley Edge. The charming village of Bramhall, with its independent shops, bustling café culture and lively bars, is just minutes away, while Wilmslow and Alderley Edge offer further upmarket shopping, dining and socialising opportunities. The fashionable town of Prestbury is also within easy reach.

Excellent transport links make commuting and travelling easy. The nearby A555 Manchester Airport Relief Road provides quick access to the M56 and M60 motorways, Manchester Airport, and central Manchester. Rail stations at Bramhall, Handforth and Wilmslow offer regular services to Manchester, London and beyond. Deanwater also sits close to the stunning countryside of the Peak District, with the National Trust's Lyme Park and its vast grounds just a short drive away – perfect for weekend walks and family adventures.

For directions, please use SK7 1RJ.

**PH Homes**

With PH Homes your home is, quite simply, unlike any other. Not just its unrivalled and unfailingly desirable location, but in its design, materials, workmanship and exquisite detailing. Every development offers exceptional levels of specification with unique interior design options – allowing you to make yours a truly personal statement.

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**Postcode:** SK7 1RJ

**What 3 Words:** awake.begins.lucky

**Council Tax Band:** NEW BUILD

**EPC Rating:** TBC

**Tenure:** Freehold

THE BOLLIN | PLOT 8 | GROUND FLOOR



	IMPERIAL	METRIC
Kitchen/Dining/ Family Room	27'6" x 17'7"	8.39m x 5.36m
Living Room	19'5" x 12'5"	5.92m x 3.78m
Utility	7'3" x 5'9"	2.21m x 1.76m
WC	6'0" x 3'7"	1.85m x 1.10m
Cloaks	7'4" x 1'11"	2.24m x 0.60m
Detached Garage	19'7" x 11'1"	5.97m x 3.39m

**Note:** Dimensions correct at time of publishing. Whilst every attempt has been made to ensure the accuracy of the Floor Plans contained here, dimensions are approximate and no responsibility is taken for any error, omission or misstatement. These Floor Plans are for illustrative purposes only and should be used as such by any prospective purchaser.

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