



# PADDOCK VIEW

WERNETH LOW







Welcome to this truly exceptional detached house, boasting 3/4 spacious bedrooms and four luxurious bathrooms, thoughtfully designed for modern family living and entertaining. As you step through the impressive entrance, you're greeted by high ceilings, contemporary glass balustrades, and an abundance of natural light streaming through expansive floor-to-ceiling windows.



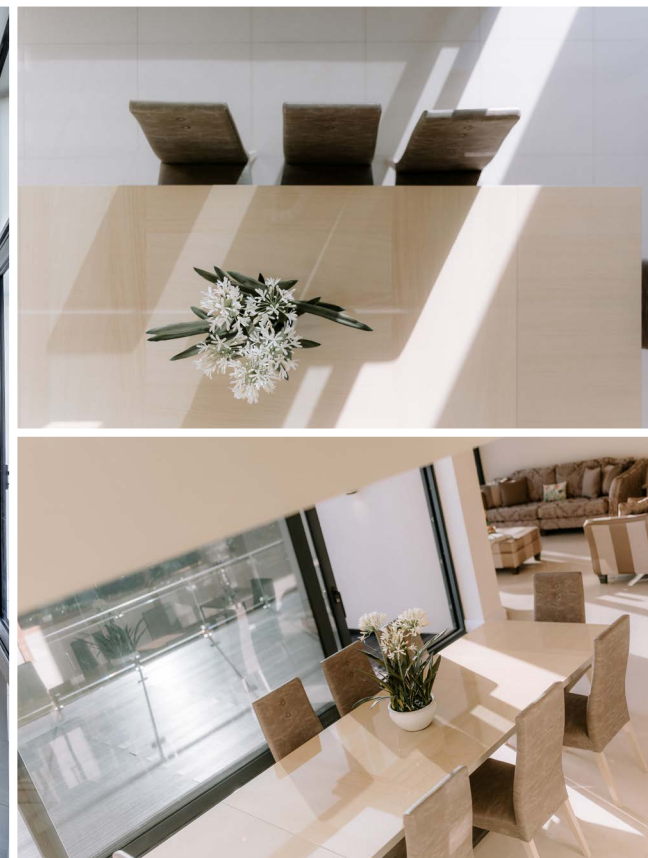




The open plan layout seamlessly connects the stylish reception rooms with the heart of the home - a showstopping modern kitchen featuring a generous island with breakfast bar seating, integrated appliances, and elegant finishes. Large bi-fold and sliding glass doors open onto a sprawling decked patio, inviting the outdoors in and offering panoramic countryside views from nearly every angle.











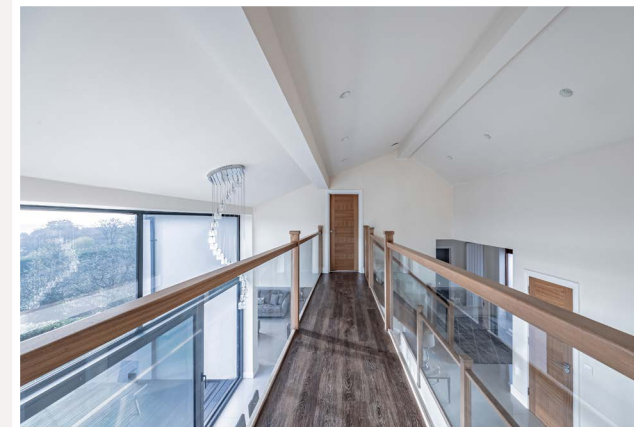
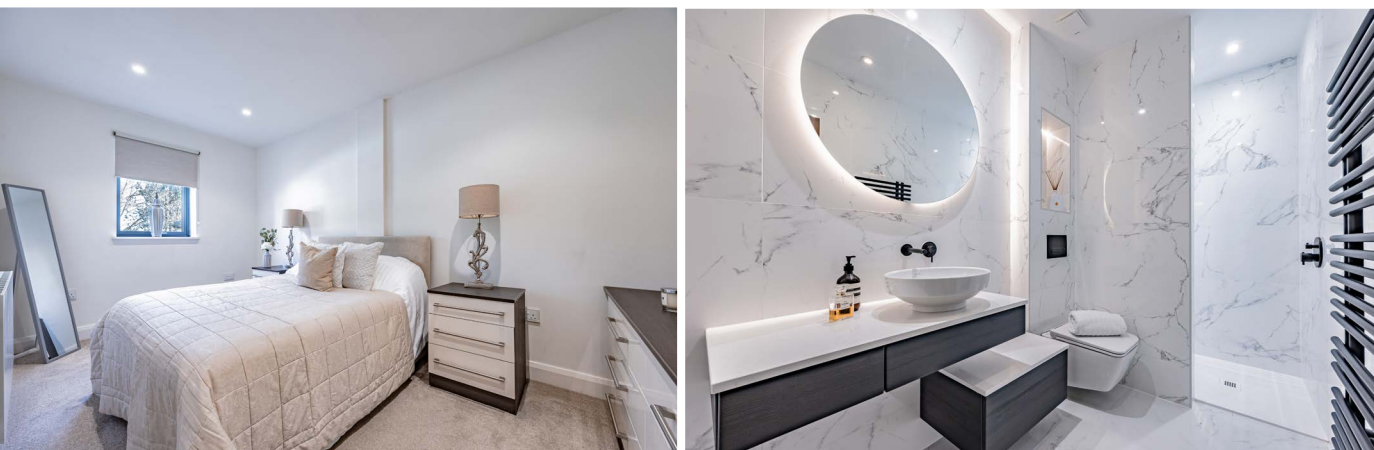
Entertaining is effortless in this home, with its multiple reception spaces, including a bright dining area ideal for lively dinner parties and a cosy living room with a modern fireplace, plush seating, and direct access to outdoor terraces.







Each bedroom is a serene retreat, with plush carpets, bespoke storage, and two have access to private balconies, providing the perfect spot to unwind and soak in the peaceful vistas. The bathrooms are straight from a luxury spa, featuring marble-effect tiles, freestanding tubs, walk-in rainfall showers, floating vanities, and illuminated mirrors - each designed to offer both style and comfort. Upstairs, the bedrooms impresses with vaulted ceilings, a fireplaces, and stunning panoramic views.







The Principal bedroom has a further versatile space for a home office or dressing room, enhanced by skylights and sleek built-in storage.











Step outside and discover the extensive, beautifully landscaped gardens - an absolute haven for families and those who love to entertain. The outdoor spaces include an expansive lawn, manicured hedges, unique garden sculptures, and a large decked patio with glass railings that guarantee uninterrupted views of the rolling countryside. Multiple balconies and terraces provide ample spots for relaxation, al fresco dining, or simply enjoying the sunset with a glass of wine. A large garden room offers flexible space for a gym or relaxing area, again with the same sweeping views to enjoy.



For added convenience and security, the property features a gated entrance with privacy hedges, a spacious driveway, double garage, and modern exterior lighting that creates a warm welcome any time of day. The striking modern architectural design, with its clean lines and extensive use of glass, ensures this home stands out while blending harmoniously with its tranquil, scenic surroundings.







This property perfectly balances sophisticated style, every-day comfort, and functional luxury. From the seamless indoor-outdoor living spaces, the abundance of natural light, and the breathtaking views, to the well-appointed bedrooms and spa-inspired bathrooms, every detail has been carefully curated for.



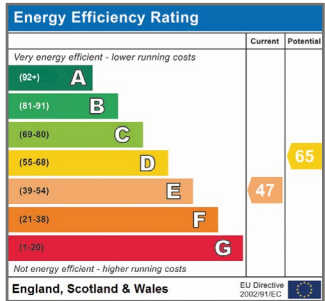




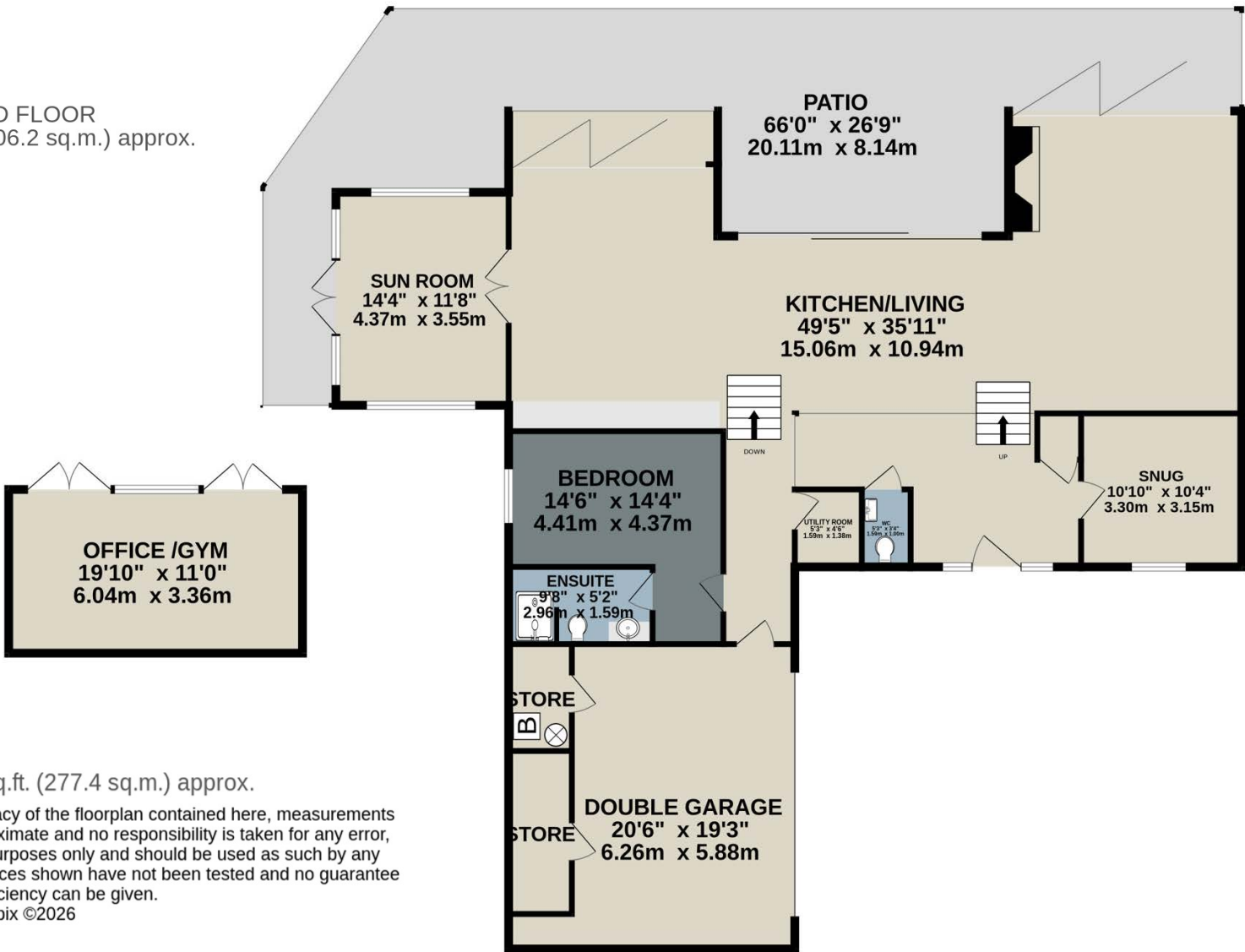
## LOCATION SUMMARY

Paddock View is perched pride of place on the top of Werneth Low, perfect for enjoying the delights of the country park, golf course, cricket club and a fabulous pub in walking distance. You can easily access all the local amenities of Gee Cross, Romiley and Marple Bridge. You are also only a few minutes' drive to the M67/M60 and various train stations, Manchester Airport is just a 25-minute drive away.

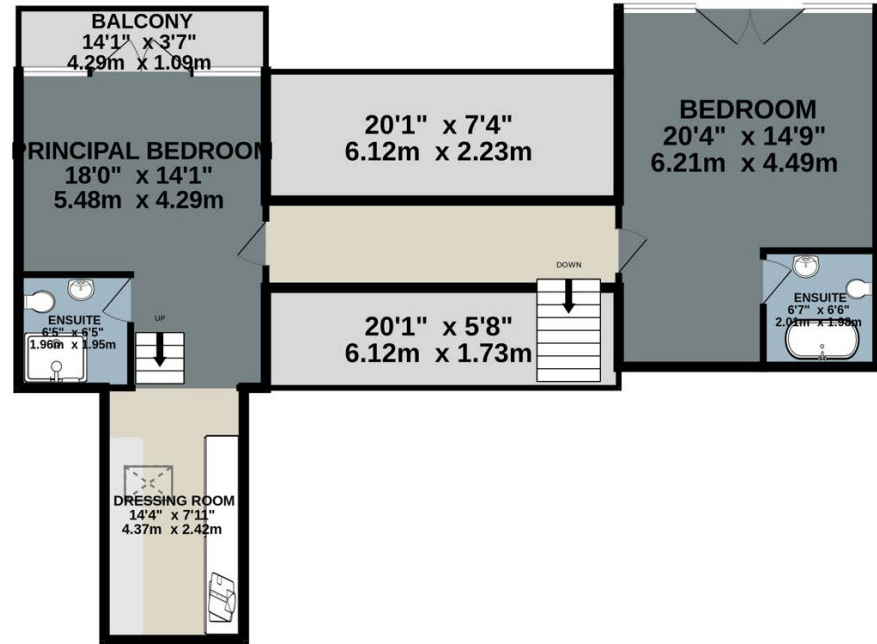




GROUND FLOOR  
2220 sq.ft. (206.2 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



# KEY FEATURES

- Expansive landscaped garden
- Panoramic countryside views
- Floor-to-ceiling windows
- Open plan living areas
- Modern kitchen with island and integrated appliances
- Bi-fold doors for indoor-outdoor living
- Double garage and spacious driveway
- Modern bathrooms with walk-in showers and freestanding bath



TOTAL FLOOR AREA : 2986 sq.ft. (277.4 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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WERNETH LOW

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