

# Church Lane

Woodford, SK7 1RQ

In Excess of £550,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

Immaculate three bedroom and two bathroom end terrace residence with ample living accommodation approaching 1200 sq/ft. The heart of the home is the open plan kitchen family room with its feature log burner and bi-folding doors which frame the views of the garden and landscape beyond. A second reception room provides a cozy space to unwind whilst externally the property does not disappoint either. This property enjoys a semi rural setting with magnificent views to the front and rear, with easy access to Bramhall, Poynton, Woodford & Wilmslow

Council Tax Band: D

Tenure: Freehold

EPC Rating: C

- Wonderful Private South West Facing Rear Garden
- Single Detached Garage Complete With power Supply & Lighting
- Large Driveway Providing Ample Off Road Parking
- Immaculate Open Plan Kitchen Family Room With Aluminium Bi-Folding Doors & Feature Log Burner
- Highly Desirable Location With a Superb Rural Village Feel Whilst Having Excellent Transport Links & Schools On The Doorstep
- Three Bedrooms & Modern Family Bathroom With Master Bedroom Comprising En-Suite
- Immaculate Spacious Separate Living Room With Feature Log Burner and Bespoke Fitted Cabinetry To The Alcoves
- Easy Access To Bramhall Village, Woodford Village As Well as Wilmslow & Surround Areas
- Spacious Family Living Accommodation Approaching 1200 sq/ft




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This beautifully presented three bedroom end of terrace house offers spacious family living accommodation approaching 1200 square feet, set within a highly desirable location that combines a superb rural village feel with the convenience of excellent transport links and outstanding local schools. The heart of the home is the immaculate open plan kitchen family room, complete with stylish aluminium bi-folding doors that fill the space with natural light, a striking feature log burner, and ample space for both dining and relaxation. The kitchen is thoughtfully designed for modern living, making it perfect for entertaining or family gatherings. A separate, generously proportioned living room provides a tranquil retreat, boasting another feature log burner and bespoke fitted cabinetry to the alcoves, adding both character and practical storage. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished to a high standard. The property further benefits from a large driveway providing ample off-road parking, leading to a single detached garage that is complete with a power supply and lighting (ideal for secure parking, storage, or use as a workshop). The garden promotes a south west facing aspect, ideal for anyone wanting to enjoy the sun throughout the afternoon and early evening. There is a patio area ideal for relaxing and dining and a large lawned garden caters for families. Situated within easy reach of Bramhall Village, Woodford Village,



Wilmslow, and the surrounding areas, this home offers the perfect balance of peaceful village living and accessibility to a wide range of amenities. The property has been maintained and presented to an immaculate standard throughout, with quality fixtures and tasteful décor that will appeal to the most discerning of buyers. Whether you are seeking a family home with generous living space, a sociable open plan layout, or a convenient location for commuting and school catchment, this exceptional house ticks all the boxes. Early viewing is highly recommended to appreciate the superb accommodation and premium setting on offer.




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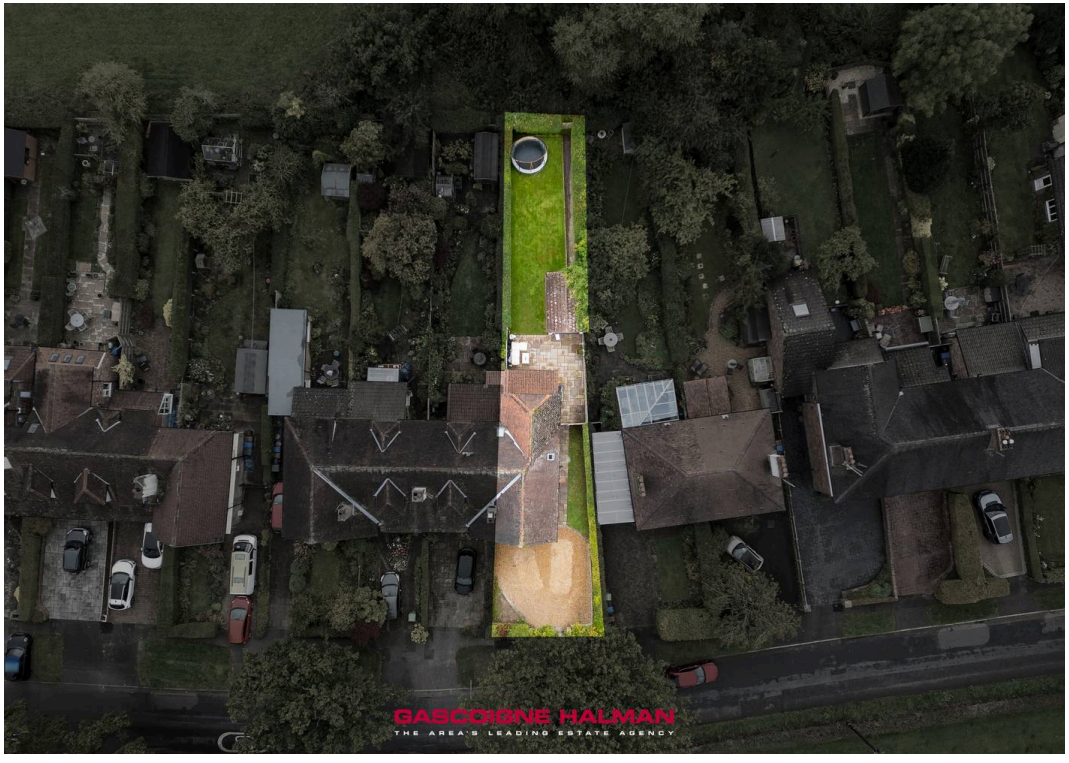

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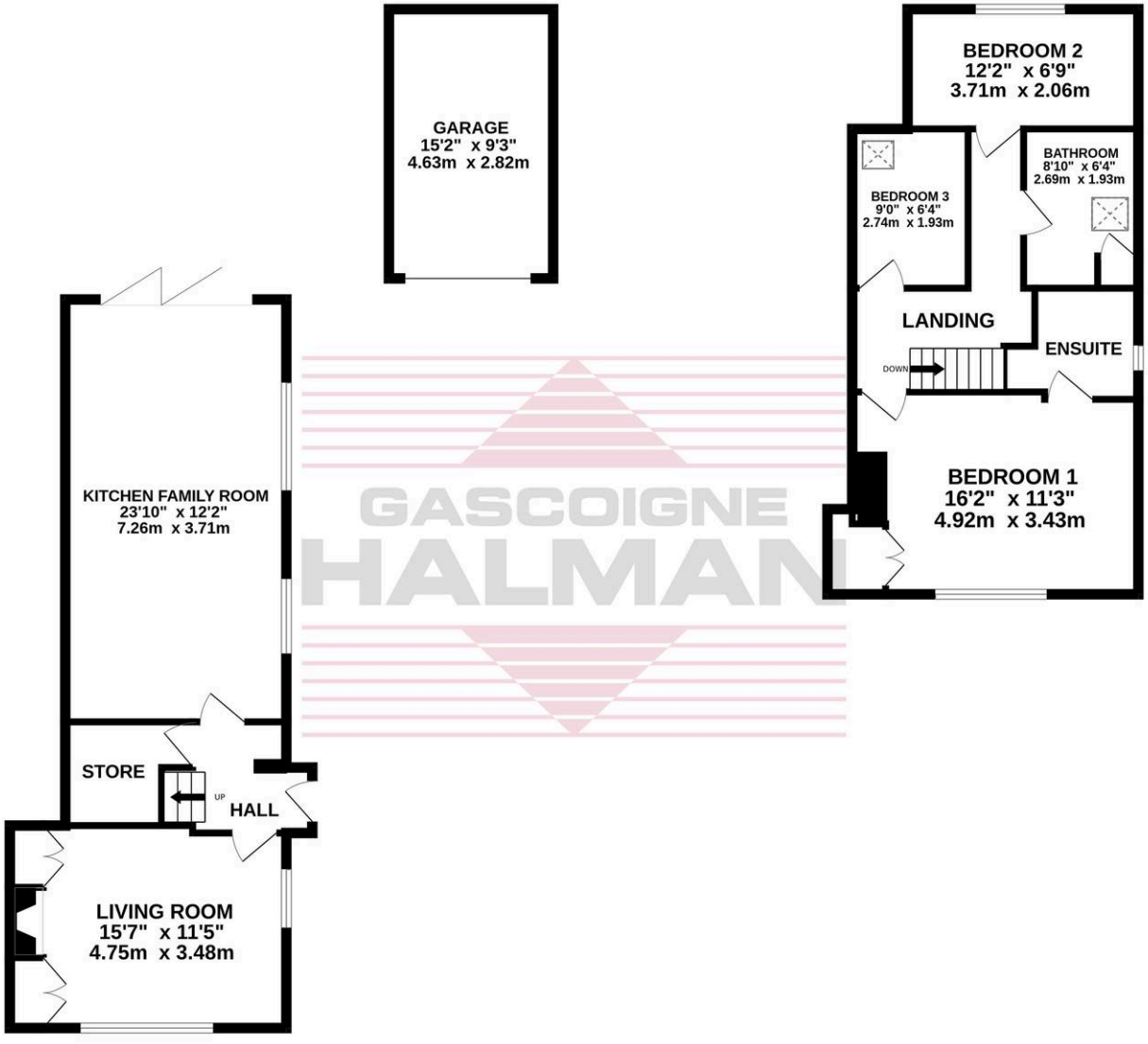

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GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.




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TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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