



Woodland Close

Chelford

£550,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Woodland Close

Chelford

Council Tax band: F

Tenure: Freehold

Services (NOT TESTED): services are connected but have not been tested and you are advised to make your own enquiries and/or inspections

Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: D

Total Floor Area: 1912 sqft approx

Viewings: Viewings strictly by appointment through the agents

- Attractive Extended Detached House
- 4 Bedrooms & 3 Bathrooms
- Extended & Reconfigured
- Spacious Living Room & Dining Area
- Conservatory & Study
- Well-Appointed Kitchen with Integrated Appliances
- Downstairs Wet-Room & Additional W.C
- Entrance Porch & Hallway
- South Facing Rear Garden & Patio
- Peaceful Cul De Sac & Walking Distance of Train Station, School & Shop





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An excellent opportunity to purchase a well-appointed and thoughtfully reconfigured four-bedroom, three-bathroom detached family home, enjoying a generous sized southerly facing private rear garden and conservatory. Ideally positioned within a peaceful setting yet conveniently located within a short walk of local shops, primary school, medical centre and Chelford train station, which provides fast and convenient links to Manchester Piccadilly and Manchester Airport.

The ground floor offers a particularly appealing and natural flow, accessed via an entrance porch leading into a welcoming entrance hall with downstairs W.C and handy study. Double doors from the hallway open into the bright and spacious living room, which flows seamlessly through to the dining room and conservatory, creating an excellent space for both everyday family life and entertaining.

The stylish fitted kitchen is well equipped with a comprehensive range of fitted appliances and complemented by contrasting work surfaces. A sizeable wet room with additional W.C provides further versatile ground floor accommodation and could be particularly useful for those seeking flexible living arrangements.



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To the first floor, a light and airy landing provides access to four well-proportioned bedrooms. One of the generous double bedrooms' benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family shower-room. There is also a handy loft space which is boarded.

The property benefits from UPVC double glazing and gas central heating throughout.

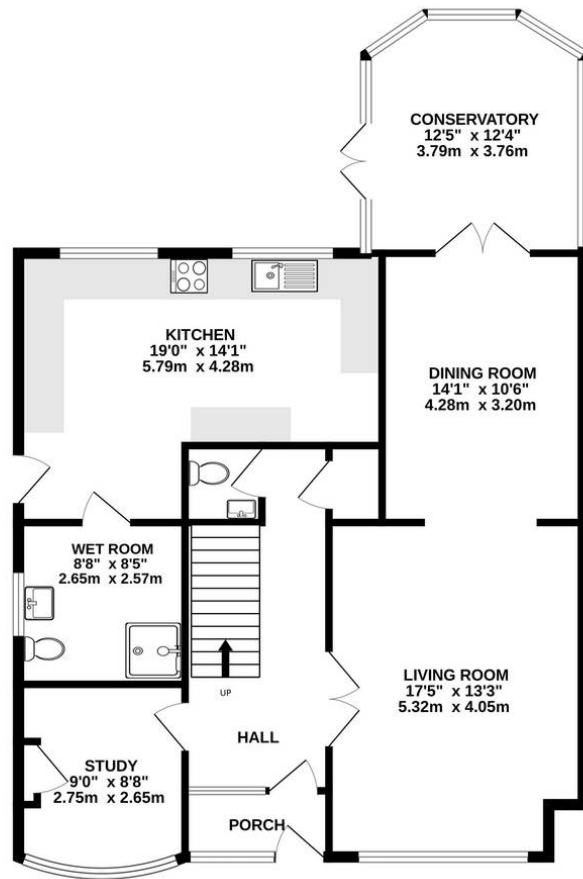
Externally, a brick-block driveway provides ample off-road parking, with a gated pathway providing access to the side of the property. To the rear, the private southerly facing garden and adjoining patio provide an excellent outdoor space for entertaining, family life and children to enjoy, while offering a lovely backdrop to this attractive detached home.

An internal inspection is highly recommended to fully appreciate the generous proportions, flexible layout, and accommodation on offer.

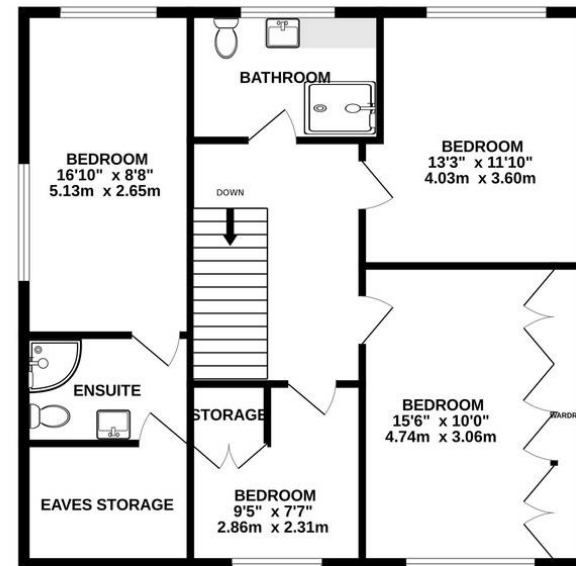




GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 1912 sq.ft. (177.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Gascoigne Halman Knutsford

Gascoigne Halman, 26 Princess Street - WA16 6BU

01565 750900 • knutsford@gascoignehalman.co.uk • www.gascoignehalman.co.uk/