



Woodcote, 16 South Downs Road

£850,000

A spacious, beautifully presented duplex apartment with a private, south-facing courtyard garden, set within an exclusive gated development a short walk from Hale village and the Bollin Valley. Council Tax band: F

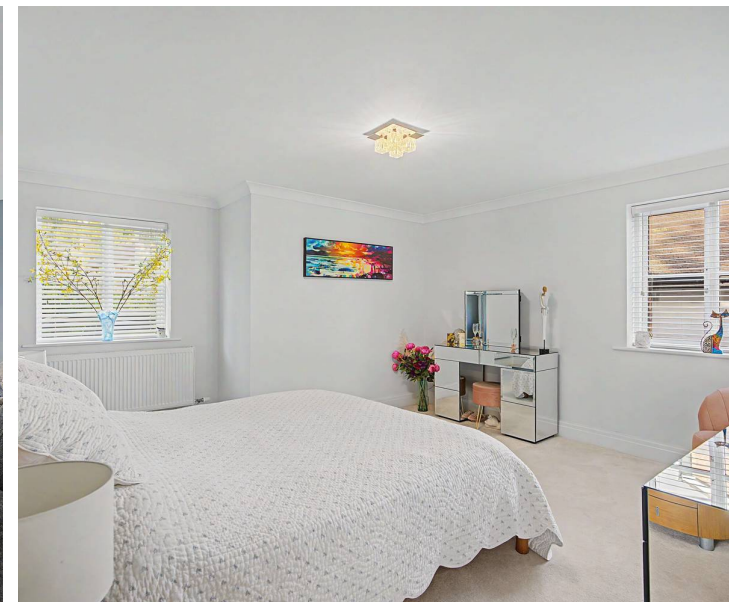
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A Prestigious Development of Only Five Luxury Apartments
- Versatile Split Level Accommodation
- Three Generous Double Bedrooms
- Two Bath/Shower Rooms
- Allocated Resident Parking & Private Garage
- Private Paved Courtyard

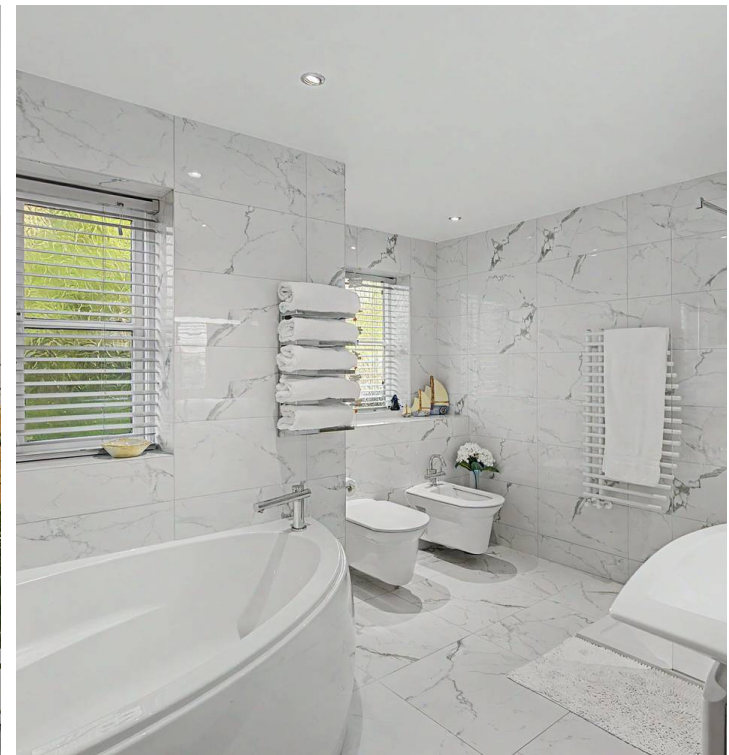
Woodcote is a prestigious development of just five luxury apartments nestled within mature, tree-lined grounds. Approached via remotely operated wrought-iron gates, the property includes resident parking and a garage with an automated door. The building features a contemporary secure communal entrance with lift and staircase access. Arranged over the ground and lower ground floors, this exceptional home features high-quality contemporary finishes throughout and a thoughtfully redesigned private terrace ideal for outdoor entertaining.

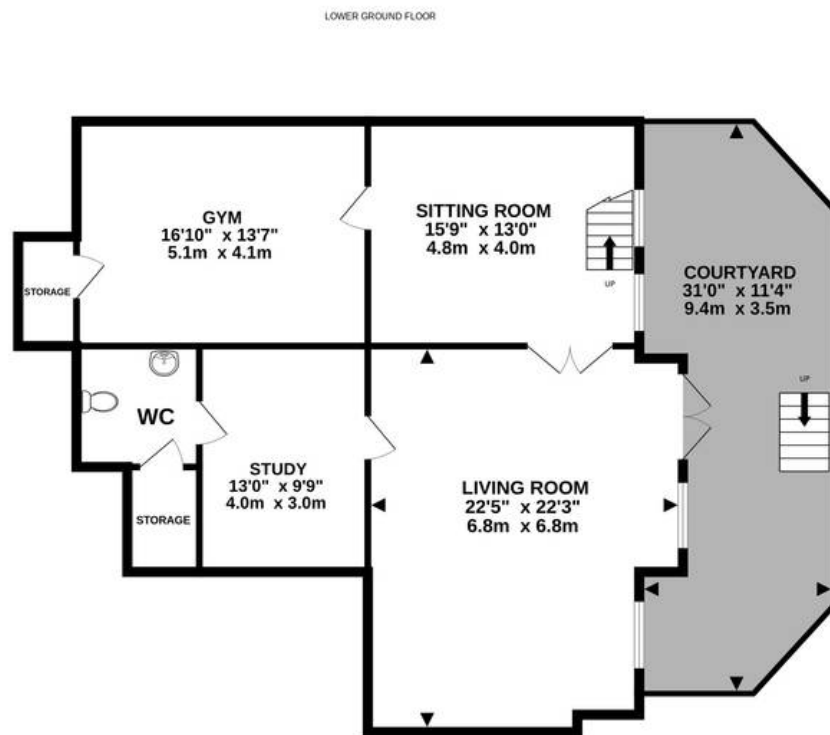


The impressive private entrance hall features a handy cloaks cupboard and opens into a bright, dual-aspect dining room. Adjacent is a newly refitted breakfast kitchen boasting contemporary matt grey units, quartz worktops, and a range of integrated appliances, supported by a separate utility room/WC. The remarkable primary suite comprises a generous double bedroom, a dedicated fitted dressing room, and a sumptuous en-suite bathroom with a separate shower. Two further double bedrooms are served by a luxurious family bathroom, which also includes a separate shower enclosure.

A stylish staircase leads from the dining room down to an elegant sitting room, which opens through double doors into an exceptionally large, light-filled living room. This versatile space features French doors that open directly onto the private paved terrace. The lower level also hosts a substantial room currently used as a gym, a dedicated home study, a cloakroom/WC, and ample storage space.

Externally, the beautifully landscaped communal grounds feature lawns, stone pathways, and mature trees with a desirable south and westerly aspect. This is perfectly complemented by the apartment's own private, sun-drenched courtyard. For complete comfort and convenience, the property benefits from gas-fired central heating and double glazing throughout.





GARAGE
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 2568 sq.ft. (238.6 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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