



Part Exchange
Considered

Woodford Road, Woodford, Stockport, SK7 1QE

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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CHAIN-FREE Edwardian 4-Bedroom, 3 Bath, Semi-Detached Home on Sought-After Woodford Road, Woodford. Discreetly set back from the road, this beautifully considered home offers an immediate sense of quality and thoughtful modern design. Carefully enhanced for contemporary family living, it combines elegance with everyday practicality, creating a welcoming setting for both relaxing and entertaining. Perfectly positioned within walking distance of Bramhall village, as well as excellent local schools including Queensgate Primary and Bramhall High, this stunning four-bedroom detached home, built in 1910 is a superb location for family life. Renovated to an exceptional standard, it features designer woodwork from Tom Howley and David Salisbury, creating a sophisticated and contemporary family home.

Approaching the property, a sweeping driveway offers parking for five or more cars and leads to a beautifully appointed new porch. With Italian tiling and David Salisbury timber windows and doors, it sets a welcoming and elegant tone. Inside, the hardwood-floored hallway opens onto two spacious reception rooms to the left. The front reception features a bay window with an additional side window and a limestone-surround gas fireplace, perfect for a traditional living room capable of accommodating large furniture. The second reception, also fitted with plantation shutters, offers flexibility as a dining room, library, or teenage entertainment space.

At the end of the hall, the open-plan kitchen diner and timber conservatory offer a true heart of the home. The Tom Howley kitchen, with granite worktops, is fully equipped with Neff appliances, including an integrated dishwasher, microwave, coffee machine, and a Falcon dual-fuel range with ovens and an American fridge/freezer, alongside a Tom Howley breakfast bar for casual dining. Additional highlights include a Franke hot water tap, a Caple wine fridge. The David Salisbury timber conservatory opens via French doors onto a south-facing garden, perfectly proportioned with patio and lawn, overlooking mature horse grazing fields and featuring an apple tree and tandem detached garage. The kitchen also leads to a versatile space comprising a shower room/ WC, along with Tom Howley cabinetry providing a laundry, cloakroom, and boot room. The conservatory features Tom Howley cabinets designed for a large-screen television and media components, with all cables hidden. Additionally, under-floor cables connect to Linn ceiling speakers in the kitchen and breakfast room – powering all-around sound on match days and movie nights.



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Upstairs, three bedrooms and a family bathroom await. The principal bedroom boasts a bay window, plantation shutters, wooden flooring, and a luxurious porcelain-tiled en-suite. Two further bedrooms are bright and airy, with the rear bedroom offering a split area ideal for a dressing or desk space. The family bathroom is finished with Porcelanosa tiles, his-and-hers sinks, a bath, and overhead shower. The top floor offers a large fourth bedroom, ideal as a teenage retreat, with adjacent eaves storage that could accommodate a future en-suite. The property is also close to Woodford village and Poynton, with quick access to Handforth Dean and major motorway links. An exceptional home that combines style, practicality, and a prime Bramhall setting, offering a unique opportunity to purchase a modern family residence in one of the area's most sought-after locations.

Disclaimer: Some of the images used in this advert are computer-generated (CGI) and are for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.



The Current Owners Love:

- A home that has always been a pleasure to return to, offering comfort and a genuine sense of belonging.
- Excellent access to the airport and highly regarded schools, making daily life and travel effortlessly convenient.
- Filled with wonderful memories of our children's formative years, with warmth and laughter that still resonate throughout the home.

We Have Noticed:

- A substantial period home set within a beautiful semi-rural setting.
- Ideally positioned just moments from the heart of Bramhall village.
- Within easy walking distance of both Bramhall village and the train station.





Key Features:

- CHAIN- FREE Edwardian semi-detached family home offering four generous double bedrooms and three baths
- Bramhall village location. A five-minute walk of the village, train station, and excellent local schools
- Exceptional open-plan kitchen, breakfast room and timber conservatory designed for modern family living and entertaining
- Turn-key period home
- Large, private south-east-facing garden overlooking open countryside, set on a generous plot
- Extensive private parking with a sweeping driveway and detached tandem garage

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2472 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
4.53m x 4.52m

Sitting/Dining Room
4.59m x 4.51m

Dining Area
4.51m x 3.22m

Orangery
5.13m x 4.52m

Kitchen
5.84m x 2.09m

Shower Room/W/C
2.34m x 1.96m

Laundry Room

Garage
8.48m x 2.61m

Bedroom 1
4.52m x 3.14m

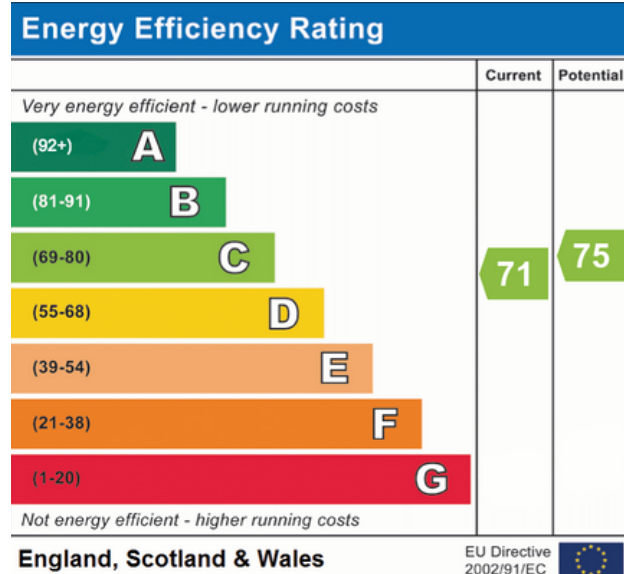
W/C
4.00m x 1.39m

Bedroom 2
3.27m x 2.79m

Bedroom 3
2.77m x 2.69m

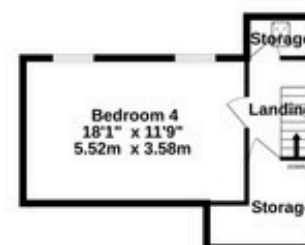
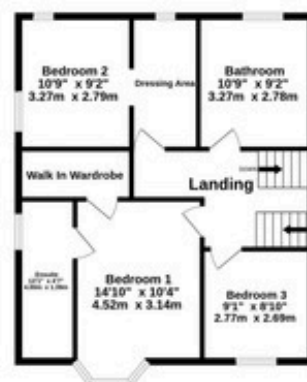
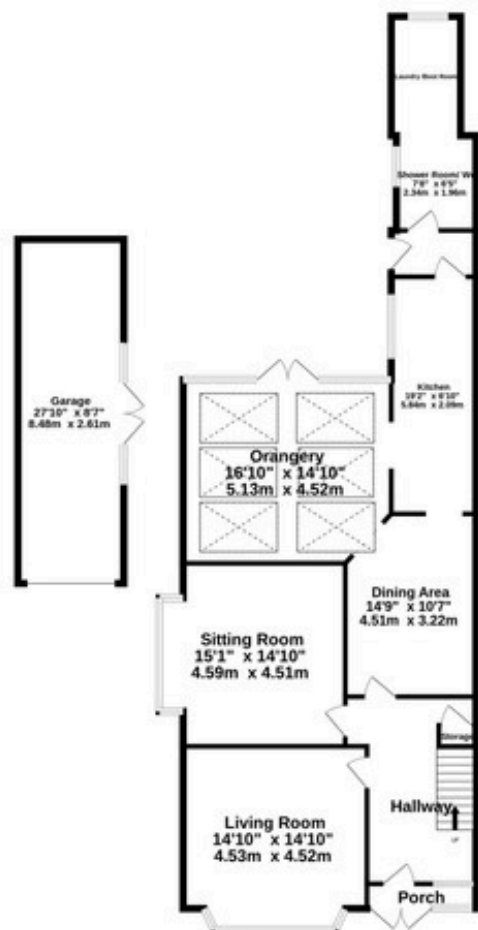
Bathroom
3.27m x 2.78m

Bedroom 4
5.52m x 3.58m





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 2472 sq.ft. (229.6 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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