

# School House Farm

Woodford, Cheshire, SK7 1QS



*mosley jarman*









## School House Farm Chester Road, Woodford, Cheshire, SK7 1QS

**£1,365,000**

A stunning, chain free, extended period 3325 sq ft farmhouse which stands within impressive established and private gardens of approximately one and a half acres with stable block and potential for equestrian use. Situated between Bramhall village and Wilmslow town centre in an idyllic semi-rural location.

The accommodation includes an enclosed porch, dining room (with windows to three aspects), inner hall/study (with original stone paved floor), w.c/cloakroom (with cloaks cupboards), stunning living kitchen (36'2 x 23'5 max with tiled flooring, underfloor heating and ample space for cooking, dining and lounging. With a wood burner and fitted with Aga (gas), shaker style units, quartz work surfaces, glass splashbacks, a large island with space for bar stools, boiling tap, integrated Neff electric oven, Miele induction hob, Bosch dishwasher and there is space for an American style fridge freezer. Aluminium framed sliders open to the rear garden), large utility/boot room, rear hall, study/bedroom 5, cinema/family/games room (23'10 x 14'2 with two sets of French doors with electric blinds and ambient lighting) with adjoining shower room/w.c. There is the option to use the study/bedroom 5, cinema/family room and shower room/w.c as a separate annexe.

The first-floor landing provides access to a large dual-aspect principal bedroom suite with a dressing room (with fitted wardrobes) and a re-fitted en-suite shower/wet room (fully tiled with electric underfloor heating, white sanitary ware and wet shower area with glass screen and Grohe thermostatic shower fittings), two further double bedrooms (both with dual aspects and exposed wood beams to the ceiling and one benefits from a re-fitted en-suite shower/wet room) and a luxurious main bathroom (fully tiled with electric underfloor heating). The second-floor landing reveals a fourth double bedroom (with Velux roof windows) with a further en-suite shower/wet room. NO ONWARDS CHAIN.

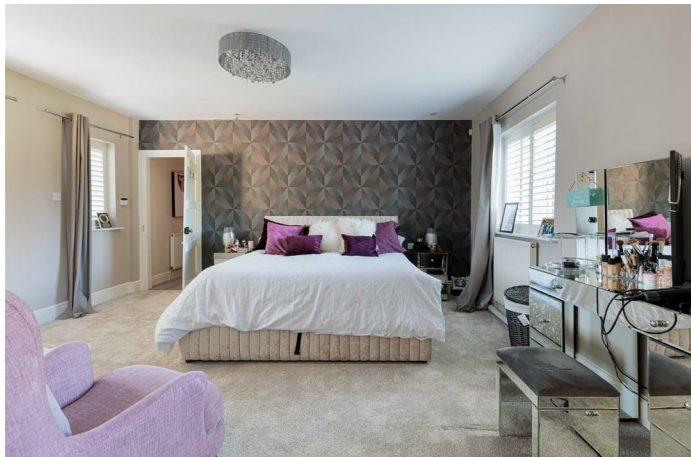


- Stunning, extended period farmhouse
- Standing within magnificent private established gardens of approximately one and a half acre
- Four/ five double bedrooms and four bathrooms (three en-suite)
- Gated block paved driveway which provides off road parking for numerous cars
- Stable block and potential for equestrian use
- Stylish living kitchen
- Cinema/Family/Games room
- EPC rating – D
- Freehold









### The Grounds & Gardens

Approached through electric double gates (with video intercom) a block paved driveway provides off-road parking for numerous cars. An attractive York stone path leads to the rear garden where there is a stunning rear garden/paddock which is mainly laid to lawn with a large porcelain tiled patio/terrace, and stable block providing stabling for x3 horses (with light, power and water supply). EV Charger and bin store.

### The Location

The property is situated in a sought after semi-rural location which is conveniently located within a short drive of Bramhall, Wilmslow, Poynton, Prestbury and Alderley Edge and there is nearby access to the A555, local motorway network and Manchester Airport. Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy

sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - TBC

Freehold/ Leasehold- TBC

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK7 1QS**

What 3 Words: **Add Text Here**

Council Tax Band: **G**

EPC Rating: **D**

Tenure: **Freehold**

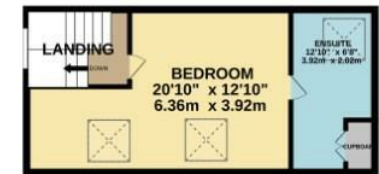
GROUND FLOOR  
1926 sq.ft. (178.9 sq.m.) approx.



1ST FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



2ND FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 3325 sq.ft. (308.9 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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