



**GASCOIGNE  
HALMAN**

38 WOODSIDE LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 38 WOODSIDE LANE, POYNTON

**OFFERS OVER £1,150,000**

AN IMMACULATELY PRESENTED and SUBSTANTIAL FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME occupying a FAVOURABLE CUL-DE-SAC POSITION which is within a FEW MINUTES walk of POYNTON VILLAGE. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, SITTING ROOM, 22FT ORANGERY, MODERN DINING KITCHEN with ISLAND UNIT, and UTILITY ROOM. MASTER SUITE with WALK-IN WARDROBE and REFITTED CONTEMPORARY EN-SUITE BATHROOM, BEDROOM TWO with EN-SUITE BATHROOM, BEDROOM 3 with EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. TRIPLE WIDTH BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. INTEGRAL DOUBLE GARAGE. BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN ADJOINING LADY'S INCLINE.

- AN EXCEPTIONAL FIVE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME

- 3026 SQ FT OF IMMACULATELY PRESENTED ACCOMMODATION

- THREE SEPARATE RECEPTIONS ROOMS PLUS ORANGERY

- MASTER SUITE WITH WALK IN WARDROBE & STUNNING EN-SUITE BATHROOM

- PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA AND ONLY FEW MINUTES TO POYNTON VILLAGE & POYNTON POOL

- TRIPLE WIDTH BLOCK PAVED DRIVEWAY, INTEGRAL DOUBLE GARAGE & BEAUTIFULLY LANDSCAPED REAR GARDEN



Located in a prime position within a small cul-de-sac, which is conveniently placed being only a short walk from Poynton Village and Poynton Pool, this exceptional five-bedroom, four bathroom detached family home is an expansive and immaculately presented property, which is thoughtfully designed for modern living and entertaining. The high specification accommodation extends to over 3200 sq ft and in brief comprises :- Entrance Hall with open staircase leading to the first floor and downstairs wc with modern two piece-suite. The lounge has a large walk-in bay window allowing for plenty of natural light, the main focal points of this room are the inglenook fireplace with gas fire inset, and a bar. Glazed French doors lead into the dining room which ideal for formal dining/entertaining with views over the rear gardens. The 22ft orangery provides an additional spacious reception room, two roof lanterns, large windows and Bi-folding doors enhance the bright, airy feel and the wall mounted air conditioning/heating system ensures a comfortable temperature all year round. The fourth reception room is currently used as a sitting room, however, would also be ideal as a children's playroom or home office. The dining kitchen is comprehensively fitted with a range of shaker style wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a dishwasher, microwave, there is recess space for a range style cooker with a chimney style extractor over and an American style fridge/freezer. The large central island unit provides further storage space and a breakfast bar seating area. A utility room offers laundry facilities, further storage space and internal access to the double garage. To the first floor the master bedroom includes a range of fitted drawers, a dressing table and bedside tables, and a large walk-in "his and hers" wardrobe. The stunning En-Suite bathroom has recently been refitted and is fully tiled and includes a double walk-in shower cubicle, wall hung wc, tub bath with floor mounted tap, wall hung wash basin with storage cupboards below and heated towel rail. The second double bedroom incorporates fitted floor to ceiling wardrobes, storage cupboards and a dressing table, the En-Suite bathroom is fitted with a modern three-piece suite. Bedroom three also has en-suite facilities. There are two further double bedrooms, bedroom four includes fitted wardrobes and storage cupboards whilst the fifth bedroom is fitted with office furniture. The fully tiled family bathroom with modern three-piece suite completes the first-floor accommodation. Externally to the front of the property is a triple width herringbone block paved driveway which offers ample off-road parking for several vehicles and access to the integral double garage. There is secure gated access to the side of the property. The landscaped South facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn, with a delightful patio seating which runs the width of the house. The garden is well stocked with a variety of established plants, trees and shrubs and has an open aspect over Lady's incline.

#### **DIRECTIONS**

SK12 1BB

#### **TENURE**

FREEHOLD

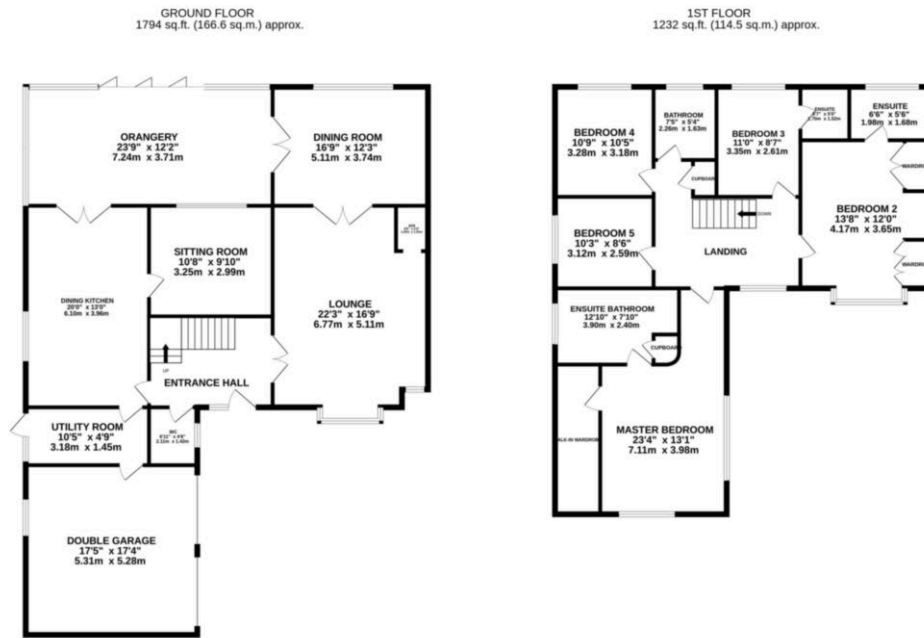
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

#### **SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own inquiries and or inspections.

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 3026 sq.ft. (281.1 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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