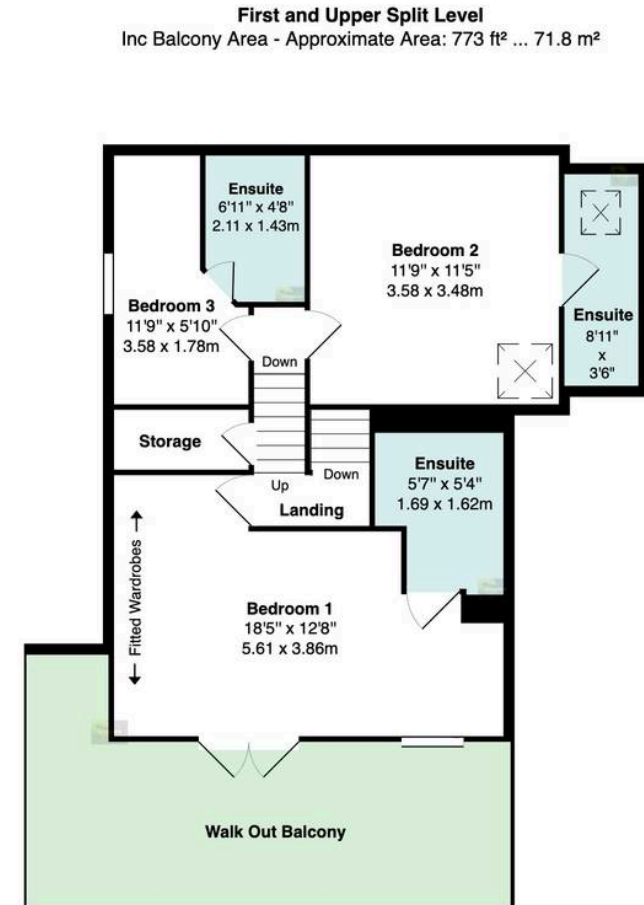
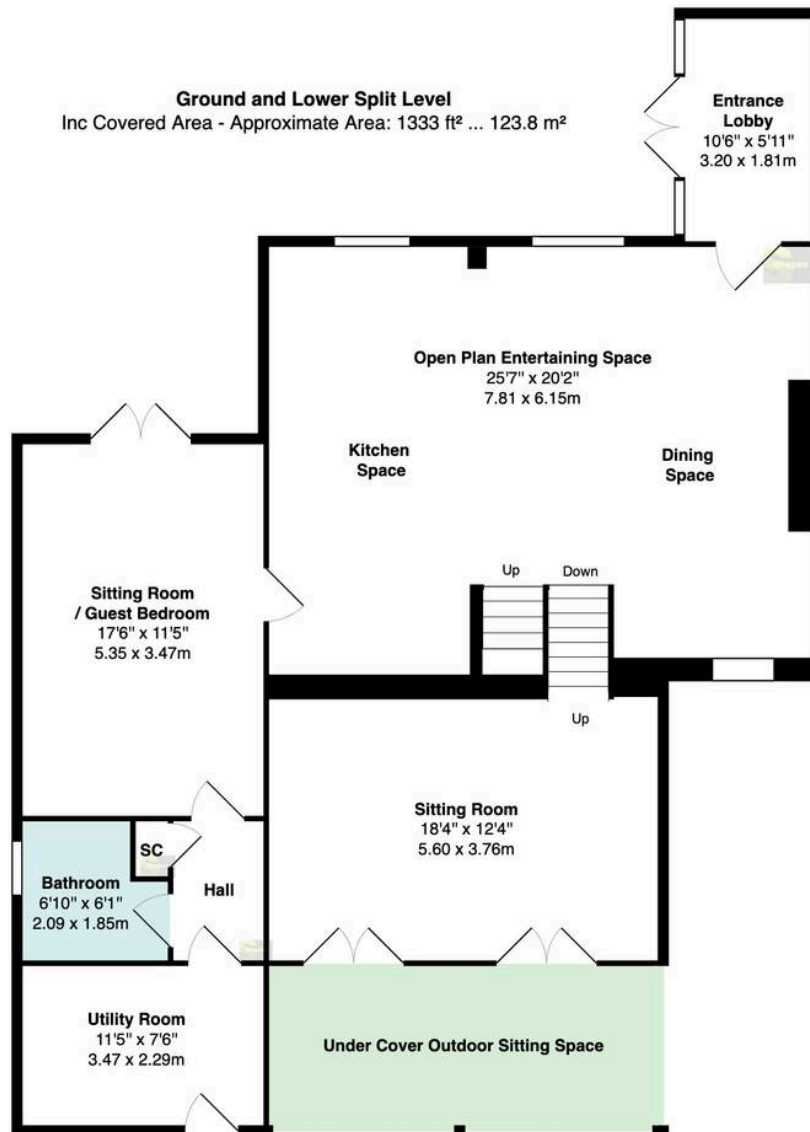


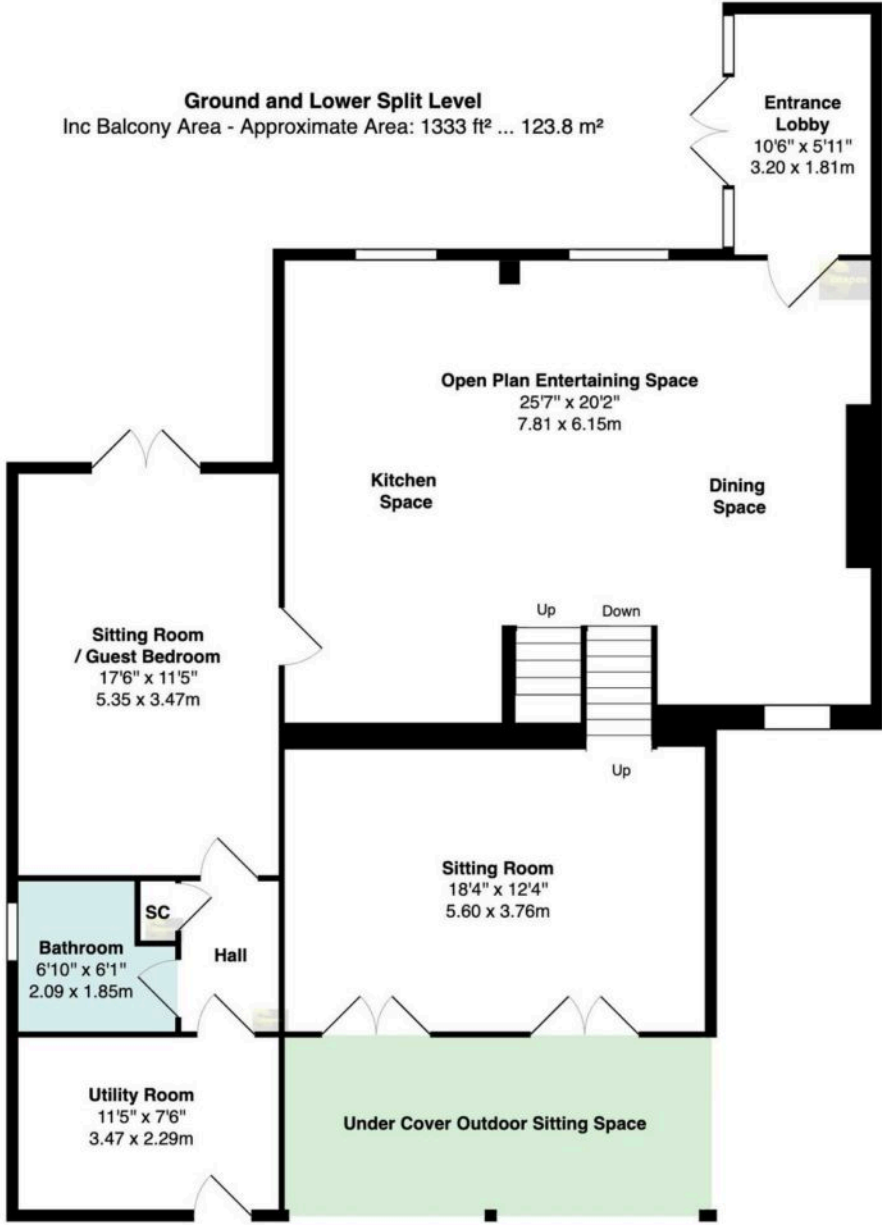


New Hall Cottage Old Hall Lane, Woodford – SK7 1RN
£1,200,000

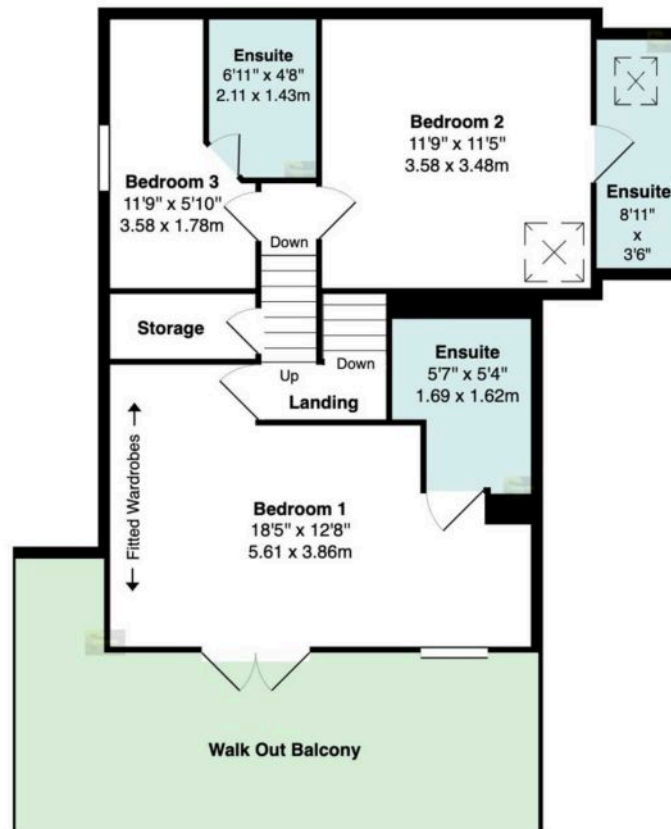


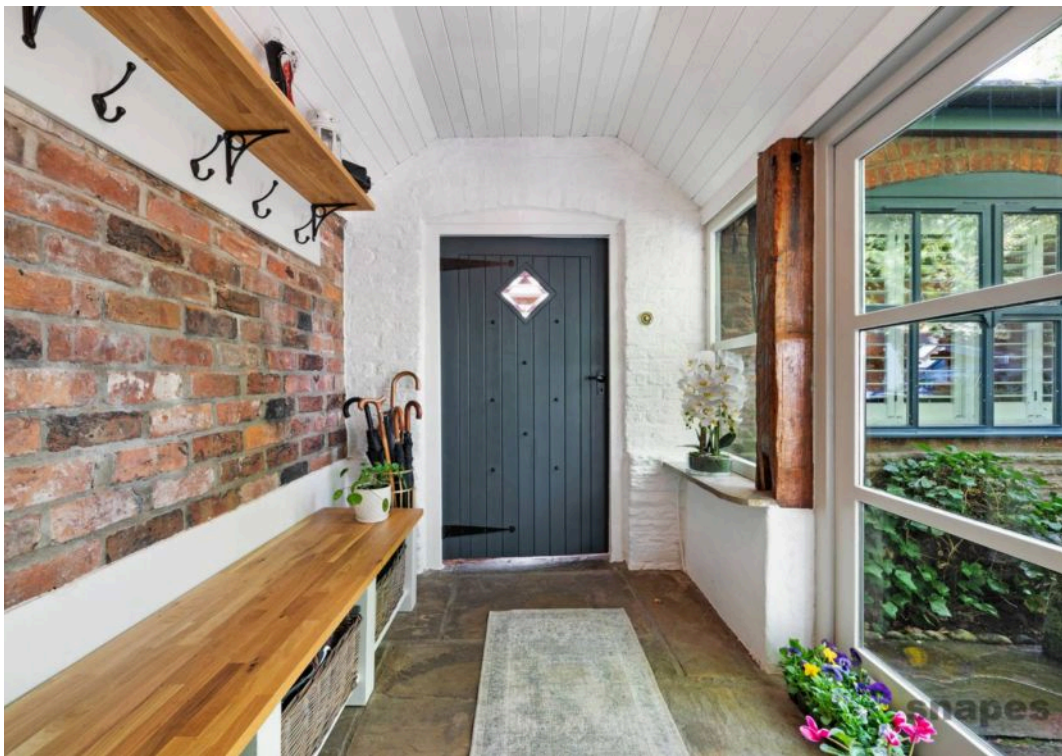
Approximate Total Area: 2106 ft² ... 195.7 m² Includes ALL areas shown on Image

Ground and Lower Split Level
Inc Balcony Area - Approximate Area: 1333 ft² ... 123.8 m²



First and Upper Split Level
Inc Balcony Area - Approximate Area: 773 ft² ... 71.8 m²















If ever there was an example of no words will do this home justice, this is it... A beautiful home where character meets style, thanks to the keen eye for stylish interior design our client has.

Whilst reading this brief description, we strongly advise you look at the photos to fully appreciate the stylish design, with modern tasteful colour schemes, seamlessly merging the spaces and character features of this home together. It is also important you study our floor plans to understand the room sizes and layout of the accommodation, however due to the properties age, you have thick walls, split level spaces, and characterful roof lines which mean the very best way to fully appreciate this gem of a property to arrange a viewing.

Important - wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 18.09.199
3. **Ground Rent of:** £0
4. **Other:** The Garden Wall to the North & East of the Cottage is Grade II Listed.

Marketing: Our floor plan may not show some small recess areas, usually measured into Bay Windows, may not show all support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying we strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

