



GASCOIGNE HALMAN

LANDOR, THE COPPICE, POYNTON

THE AREAS LEADING ESTATE AGENT



LANDOR, THE COPPICE, POYNTON

OFFERS OVER £1,000,000

A STUNNING CONTEMPORARY STYLED MODERN DETACHED FAMILY HOME occupying an ENVIABLE PLOT on a PRIVATE ROAD, within a SEMI RURAL SETTING CONVENIENTLY PLACED for POYNTON VILLAGE. 2115 SQ FT of IMMACULATELY PRESENTED VERSATILE ACCOMMODATION THROUGHOUT. ENTRANCE HALL, SNUG, LOUNGE, OPEN PLAN LIVING DINING KITCHEN with BI-FOLDING DOORS, UTILITY ROOM, FOUR WELL PROPORTIONED BEDROOMS and THREE BATHROOMS. GATED DRIVEWAY providing AMPLE OFF ROAD PARKING. LARGE BEAUTIFULLY MAINTAINED LANDSCAPED GARDENS with GARDEN BUILDING and OUTDOOR KITCHEN.

- AN INDIVIDUALLY DESIGNED CONTEMPORARY DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS & STYLISH OPEN PLAN KITCHEN
- FOUR BEDROOMS & THREE BATHROOMS
- EXPANSIVE MATURE LANDSCAPED GARDENS WITH GARDEN BUILDING & OUTDOOR KITCHEN
- LOCATED ON A PRIVATE ROAD WITHIN HIGHLY SOUGHT AFTER SEMI RURAL AREA
- GATED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR MULTIPLE VEHICLES



Located on a private road within a coppice, Landor offers the perfect blend of semi-rural living with the convenience of being a short drive to Poynton village, and local schools. The property has been thoughtfully and comprehensively remodelled and refurbished by the current vendors to the highest of standards and now offers versatile and spacious accommodation throughout. In brief the property comprises: - Entrance porch and entrance hall with open staircase leading to the first floor. To the front of the property is the first reception room which is currently used as a snug but would also be a ideal as a children's playroom. The 24ft lounge features a log burning stove, the picture window and bi-folding doors allow for plenty of natural light and views over the gardens. The open plan living dining kitchen is comprehensively fitted with a range of high quality handleless base, wall and drawer units these are complemented by quartz worktops and integrated appliances. The breakfast bar area is perfect for informal dining, whilst the remainder of the room has space for a dining table and chairs, and bi-folding doors lead to the delightful patio seating area. A utility room offers additional storage and laundry facilities. Bedroom four and a downstairs shower room complete the ground floor accommodation. To the first floor the dual aspect master bedroom benefits from floor to ceiling wardrobes and a stunning en-suite shower room which boasts a shower, floor standing tub bath, low level wc and countertop wash basin. There are two further double bedrooms and a family shower room with modern three-piece suite. Externally to the front of the property is a gated driveway which provides off road parking for several vehicles and an electric car charging point. The generous established rear garden is fully enclosed and predominately laid to lawn with a delightful patio seating area which features a timber framed outdoor kitchen, the garden is well stocked with an abundance of mature trees, plants, and shrubs. To the rear of garden is a large garden building which is currently an art studio, this would also be perfect as a home office or gym.

DIRECTIONS

SK12 1SR

TENURE

FREEHOLD WITH A CHIEF RENT OF £4 PER ANNUM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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

Landor, The Coppice, Poynton SK12

Approximate Area = 2115 sq ft / 196.4 sq m, Out Building = 282 sq ft / 26.1 sq m

Total = 2397 sq ft / 222.5 sq m - For identification purpose only - Not to scale



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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