

Chadwick Avenue, Woodford, Stockport, SK7 1SJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents







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CHAIN FREE- PART EXCHANGE WELCOME Larger-Style SUNNINGDALE, Circa 2,000 Sq Ft – Four Double Bedrooms, Four Bathrooms (Two En-Suite), Detached Home on a PRIVATE, NOT OVERLOOKED PLOT. Offering Spacious, Flexible Accommodation, Plenty of Room for Family and Visiting Guests, and the Potential for Ground-Floor Living, on the Ever-Popular Woodford Development.

Welcome to this immaculate, turnkey four-bedroom, four-bathroom 'Sunningdale' style home, situated on the highly desirable Redrow Estate in Woodford. Offering approximately 2,000 sq ft of beautifully presented accommodation, this detached property provides the perfect balance of generous living space and manageable modern living. Whether you're looking for a spacious family home or a more manageable next home without sacrificing room for family and visiting guests, this property offers exceptional flexibility.

Perfectly positioned for privacy, the property is set back from the main road, overlooking a children's park and enjoying a private, unoverlooked setting to both the front and rear. A separate private driveway provides parking for two to four cars, alongside a Pod Point electric vehicle charger.

Step inside to a bright and spacious hallway that sets the tone for this beautifully maintained home. To the right, you'll find an integral double garage with electric door, while to the left, a welcoming, plush-carpeted lounge provides a cosy retreat. Featuring a stylish electric focal fireplace and elegant décor, a large window floods the room with natural light, creating the perfect space to relax or entertain.

Adjacent to the lounge is a versatile additional reception room, currently used as an office but equally suited as a snug, hobby room or playroom. Nearby, a particularly useful downstairs wet room with shower and WC adds an extra level of convenience. Importantly, this additional reception room, together with the downstairs wet room, offers the potential for a ground-floor living arrangement if required, making the home particularly appealing to those considering future-proofing or looking for greater flexibility with one-level living.

The heart of the home is the spacious open-plan kitchen/diner, designed for both everyday living and entertaining. It boasts quality finishes, including laminate worktops, Amtico flooring and soft-closing larder cupboards. Premium appliances include a double fridge/freezer, double oven, AEG induction hob and dishwasher. Off the kitchen, a well-equipped utility room provides further practicality and storage, including a large under-stairs cupboard.

Bi-fold doors open onto a beautifully landscaped rear garden, thoughtfully designed to be enjoyed without being overly demanding to maintain. With a lawn, vibrant flowerbeds and a generous patio, it provides a lovely setting for outdoor dining, relaxing with a morning coffee or enjoying the included hot tub - an ideal space to unwind and make the most of the garden.





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Upstairs, the landing leads to four generous double bedrooms and a family bathroom. Three of the bedrooms overlook the rear garden, one of which is currently used as an office. The guest bedroom benefits from its own en-suite, making it ideal for visiting family and friends.

The spacious master suite is a real sanctuary. Positioned to the front of the property, it offers a calming, zen-inspired atmosphere and plenty of room to relax. The luxury en-suite features a wet-room-style shower, high-end tiling, a sleek wash basin and WC. There is also access to a boarded loft, providing useful additional storage.

With four double bedrooms, four bathrooms and multiple reception spaces, this home offers plenty of room for family, visiting guests and hobbies, while also providing the flexibility to adapt as your needs change. The generous layout means you can enjoy the benefits of a substantial home without compromising on comfort or convenience.

Ideally situated, the property is within easy reach of Woodford Primary School and falls within its catchment area, as well as being conveniently placed for excellent schools in Bramhall, Cheadle and Poynton. The estate itself is a peaceful haven, surrounded by fields offering lovely walks for dog owners and outdoor enthusiasts.

Conveniently located near Notcutts Garden Centre and local shops, the property is also just a short drive from Handforth Dean shopping centre, Total Fitness leisure facility and the charming villages of Poynton, Wilmslow and Bramhall. Excellent transport links further enhance its appeal.

An exceptional opportunity to secure a beautifully presented, spacious yet manageable home in a sought-after location this versatile property offers the space to enjoy life, room for everyone and the flexibility to suit your future needs.

What the current owners love:

- Sitting in the hot tub watching the stars
- Working out in our home gym means there are no excuses to keep fit
- It is a great house for a party, especially in the summer having the bi-folds open creates lovely indoor & outdoor spaces for people to mingle

What we have noticed:

- This home is fabulous value for money and perfect for families
- Beautifully presented throughout-real turn key
- Its on a prestigious estate and a fabulous position, set back and not overlooked from the front or rear









Key Features:

- CHAIN FREE. An Ideal Next Home for families or those Looking to Downsize Without Compromising on Space!
- Great Connectivity- convenient access to Handforth Dean shopping centre, Total Fitness, and charming nearby villages, with excellent transport links
- A 4-bedroom, family bathroom, two ensuites and shower room detached home
- Non overlooked, private and secure, landscaped garden including a hot tub
- A convenient wet room style shower and downstairs W/C
- Family-Friendly Area, close to excellent schools, including Woodford Primary and top schools in Bramhall, Cheadle, and Poynton
- Situated on the sought-after Redrow Estate in Woodford, this home overlooks a tranquil green park and is set back for added privacy
- A turn key immaculate home
- This Sunningdale home has upgraded and added extra features
- Stylish Interior Design with Elegant décor, plush carpets, and premium finishes throughout

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1877 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Living Room
4.83m x 3.61m

Kitchen
6.35m x 4.27m

Office/Snug
3.00m x 2.87m

Utility Room
2.87m x 1.50m

Double Garage
5.61m x 5.00m

First Floor

Bedroom 1
4.11m x 3.61m

Bedroom 1 Ensuite
3.00m x 1.96m

Bedroom 2
4.39m x 2.74m

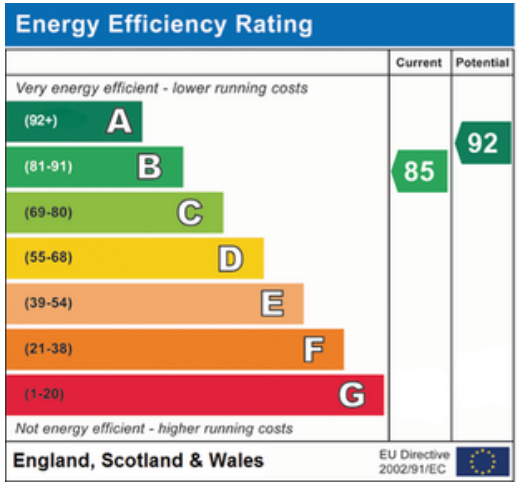
Bedroom 2 Ensuite
2.08m x 1.96m

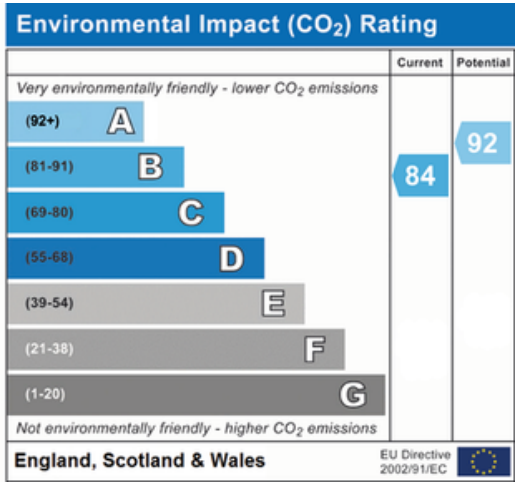
Bedroom 3
3.61m x 2.74m

Bedroom 4
3.61m x 3.12m

Bathroom
2.74m x 1.96m



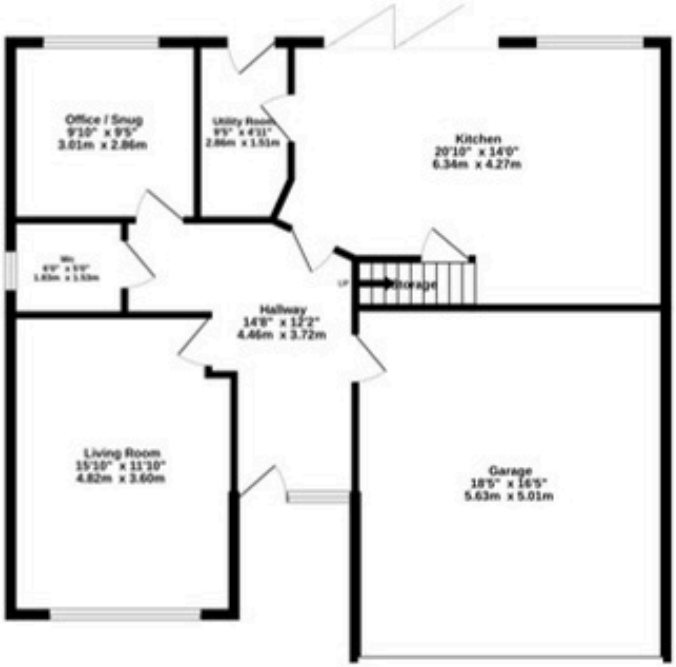




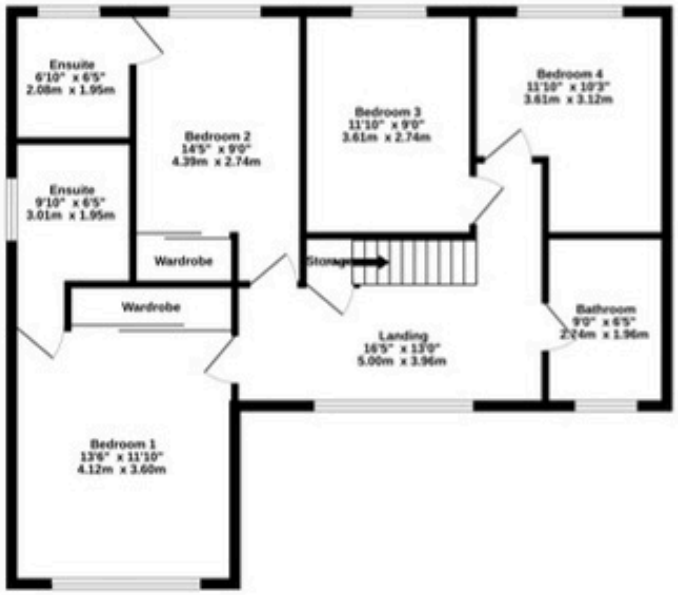


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1044 sq.ft. (97.0 sq.m.) approx.



1st Floor
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.3 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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