



**GASCOIGNE
HALMAN**

The Range, Woodford
£600,000

THE AREA'S LEADING ESTATE AGENCY



The Range is an impressive exclusive and private development of just eight homes within a wonderful gated setting overlooking green belt and yet just a 15-minute walk to the centre of Bramhall Village, and a short five-minute drive to Poynton Village Centre and the main line railway station. The development is totally unique. Set way back from Woodford Road, at the end of a 100m drive and approached through electric gates, the property takes full advantage of the rustic ambiance afforded by this unique location.

Property details

- Luxurious SieMatic fitted kitchen complemented by superb Quartz work surfaces and designed to incorporate a breakfast bar area
- Energy efficient twin zone central heating system with smart controls
- Two allocated parking spaces plus ample visitor parking
- Electric vehicle charging point
- Includes all Appliances
- Wired for Cat 6 as well as security Alarm System
- N Chain



About this property

The main day-to-day living accommodation is located on the entrance floor at ground level and includes a contemporary lobby area. A gallery landing area with turned oak staircase and modern glass balustrade tease you into the subterranean atmosphere of the lower ground floor. A feature corner glazed window pours in the light and floods down into the lower ground floor. Positioned off the lobby is a WC with hand wash basin. A large kitchen/diner with a vaulted ceiling and a full height picture window forms the hub of the home. The siematic kitchen with integrated Neff appliances and centre island breakfast bar provide a sociable open plan entertaining space. A media wall with built in living flame feature fireplace divides the kitchen diner from the spacious living room. This comfortable lounge features another attractive vaulted ceiling and another large picture window allowing light to flood into the room. Glazed doors open onto a bridge style decking area overlooking the rear gardens and leading down to a private lower level terrace and outdoor seating area. On the lower ground floor are three bedrooms, including a master bedroom with stylish en suite, whilst the two remaining bedrooms are served by a family bathroom featuring a bath with shower. Both bathrooms include fully tiled walls and floors and underfloor heating. Each of the bedrooms offers a view over the terrace and seating area. To the hallway there is a utility room which includes a washing machine and tumble dryer. The staircase which features concealed lighting, guides the way back to the lobby area. The property offers cleverly positioned lighting illuminating the accommodation perfectly, whilst large expanses of glass pour light into every corner of the property. Externally the property includes a double driveway with ample visitors parking whilst the gated development provides a secure environment .



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DIRECTIONS

SK7 1QY

COUNCIL TAX BAND

E

TENURE

Freehold

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Private Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Yes

AGENTS NOTE

The property is currently tenanted and the images used may differ slightly due to the furniture & furnishings represented in the images

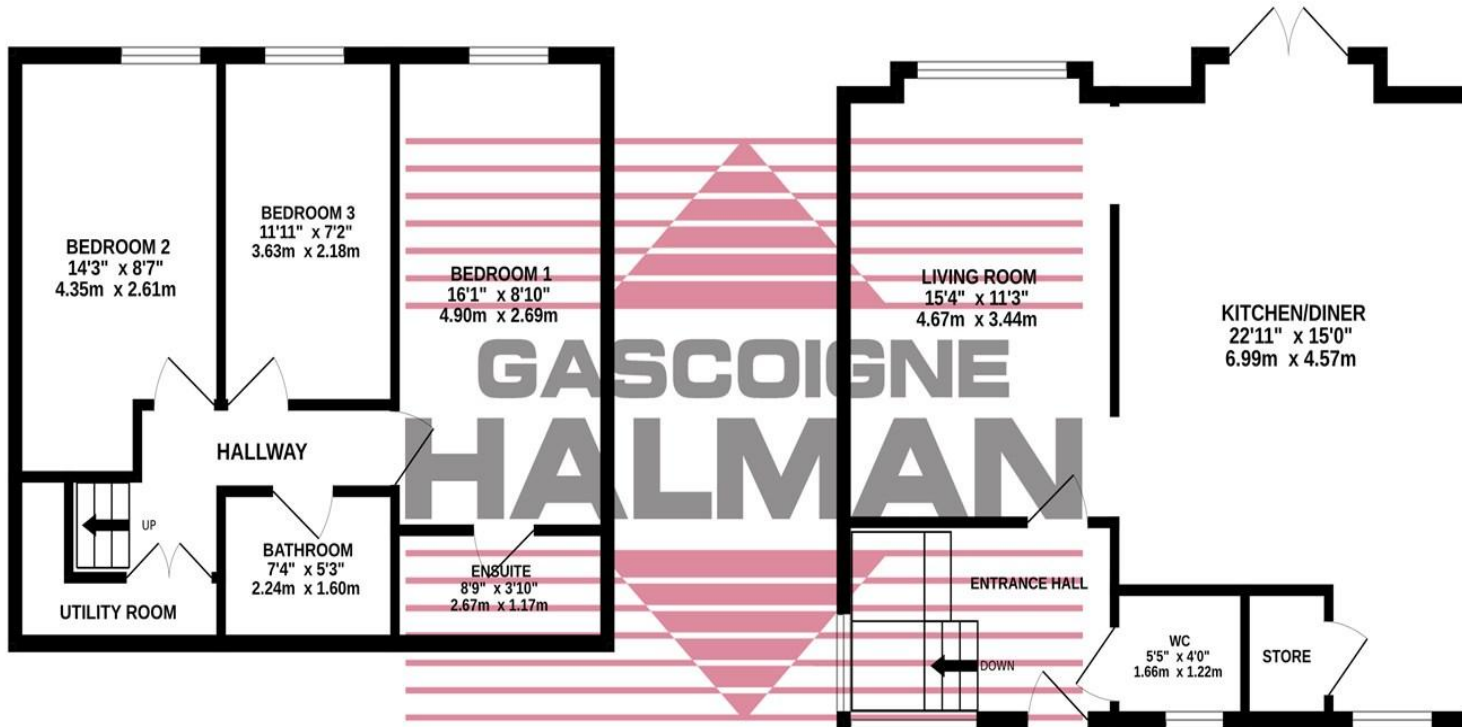
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.

LOWER GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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