





The Courtyard Oakwood Rise, Romiley

Freehold

Set in 26 acres of open countryside • Private landscaped garden with open countryside aspect • Off-road parking and garage • Open plan living/dining area • Modern kitchen with integrated appliances • Stylish modern family bathroom • Principle bedroom with ensuite • Playroom/office • Exclusive quiet development • Tucked away from any passing traffic

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Set within 26 acres of open countryside and tucked away from passing traffic, this beautifully presented three-bedroom, two-bathroom home sits in an exclusive, quiet development. It's a true family retreat, thoughtfully arranged to bring together comfort, style and the easy rhythm of modern family life.

A pleasing blend of stone and brickwork, a neatly kept front garden and contemporary windows welcome you home, and hint at the warmth waiting inside.

Step through the front door and the ground floor opens into a bright, open-plan living and dining space, where the main reception areas flow together, generous in size yet wonderfully cosy.

Hardwood flooring runs underfoot, a charming fireplace gives the living area its heart, and large glass doors draw in the light and lead you out to the garden beyond. Just next to the lounge, a versatile playroom or home office offers a flexible extra space, whether for homework, hobbies or working from home, while keeping little ones close by.

The modern kitchen is every bit as inviting. Sleek grey cabinetry, space for a large range cooker and open shelving make it as practical as it is good-looking, flowing easily into the dining area. Here, a beautiful wooden table and stylish lighting set the scene for everything from busy weekday suppers to long, lingering evenings with friends.

Upstairs, three well-proportioned bedrooms are filled with natural light, each designed for rest and everyday ease.

The principal bedroom is a calm retreat, with large windows overlooking the garden, built-in wardrobes and a refined light fitting adding a quiet touch of sophistication. Its ensuite is sleek and contemporary, with a walk-in shower, modern vanity and stylish tiling.

Bedrooms two and three are just as inviting, with playful decor, built-in storage and cosy beds that encourage restful nights and imaginative days.

The stylish family bathroom completes the picture, with a deep bath, wall-mounted vanity, large mirror and soft, neutral palette that make it a spa-like escape at the end of a busy day.

It's outside that this home truly comes into its own. French doors open onto a pretty patio, perfect for al fresco dining or a slow morning coffee, while the private, landscaped garden makes a lovely backdrop for both relaxing and playing, with open countryside views beyond.

A covered patio and private decked area offer a choice of spots to gather or unwind. Lush greenery and fencing wrap the garden in peace and seclusion, and a communal green space close by gives you room for larger get-togethers, with the countryside right on your doorstep.

Practical touches complete the home: off-road parking and a garage, energy-efficient double glazing and an attractively landscaped front garden. Throughout, attention to detail shines through in the modern lighting, built-in shelving and clever storage solutions, so that the house feels as practical as it is homely.

Council Tax band: D £2618.90PA

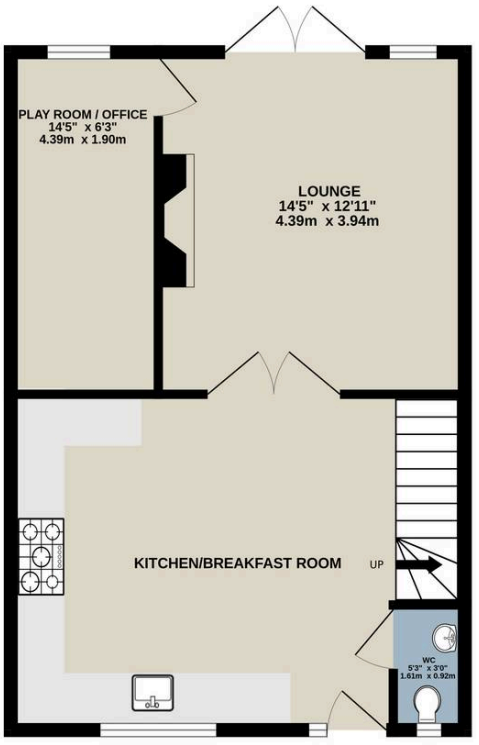
Tenure: Freehold

EPC Energy Efficiency Rating: B

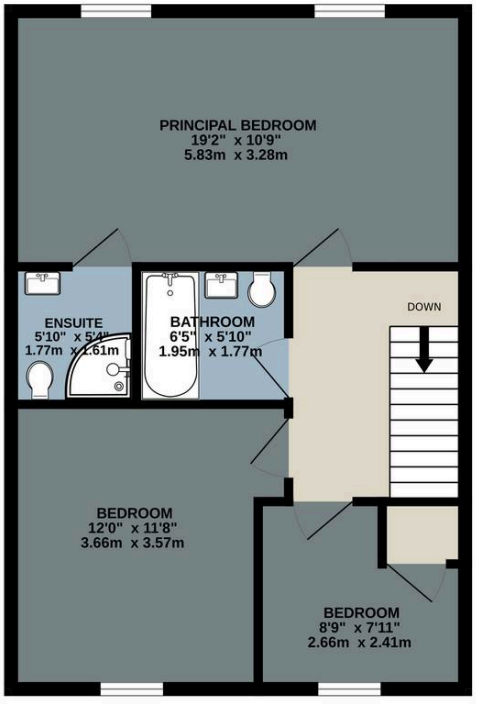




GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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0161 871 7071 | team@jardineestates.co.uk

jardineestates.co.uk