



**GASCOIGNE
HALMAN**

5 SPRINGBANK FARM, COPPICE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



5 SPRINGBANK FARM, COPPICE ROAD, POYNTON

ASKING PRICE £750,000

AN IMMACULATLY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOME located within an EXCLUSIVE GATED DEVELOPMENT of just SEVEN PROPERTIES in a peaceful semi-rural setting. ENTRANCE HALL, LOUNGE, UTILITY ROOM AND DOWNSTAIRS WC, OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLD DOORS. MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and a CONTEMPORARY FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY PARKING a USEFUL STORAGE SHED and a PRIVATE LANDSCAPED REAR GARDEN, all set within BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS WITH SECURE ELECTRIC GATED ACCESS.

- AN IMMACULATLY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOME

- HIGH SPECIFICATION THROUGHOUT WITH UNDERFLOOR HEATING TO GROUND FLOOR

- STUNNING OPEN PLAN KITCHEN/LIVING/DINING WITH BI-FOLD DOORS

- FOUR GENEROUS BEDROOMS WITH ENSUITE TO PRINCIPAL

- PRIVATE GATED DEVELOPMENT IN A SOUGHT-AFTER SEMI-RURAL SETTING

- LANDSCAPED GARDENS & DOUBLE WIDTH DRIVEWAY





DESCRIPTION

Springbank Farm is an exclusive development of only seven homes, boasting traditional architecture with a contemporary finish. Completed in recent years, the property benefits from the remainder of its 10-year build warranty and occupies an enviable position within this secure gated setting. This beautifully presented four double bedroom detached home is set within a semi-rural location, offering a peaceful environment whilst remaining within easy reach of nearby amenities and transport links. In brief, the property comprises: a welcoming central entrance hall providing access to all ground floor accommodation. To the front aspect is a well-proportioned lounge, ideal as a separate and versatile reception space for relaxing or entertaining. From the hall, there is also access to a practical utility room with space for appliances, alongside a conveniently located downstairs WC. To the rear lies an impressive open plan kitchen, living and dining space extending to almost 30ft, forming the heart of the home. This superb area offers clearly defined zones for cooking, dining and relaxing, finished to a high specification with integrated NEFF appliances including a double oven, microwave, induction hob and dishwasher, complemented by a ceiling-mounted extractor and hot tap for filtered water. A set of bifold doors open onto the rear garden, flooding the space with natural light and creating a seamless connection to the outdoors. A useful storage cupboard is positioned beneath the stairs, accessed from the kitchen. Underfloor heating runs throughout the entire ground floor. To the first floor, a central landing provides access to four well-proportioned bedrooms. The principal bedroom is a generous double and benefits from a modern ensuite shower room, featuring a walk-in shower enclosure, wall-mounted wash hand basin and WC, finished with contemporary tiling. Bedroom two is another spacious double, with bedrooms three and four offering excellent versatility for family living, guests or home working. The accommodation is completed by a stylish family bathroom fitted with a three-piece suite including a bath with overhead shower. Externally, the home is set within a secure gated development, offering both privacy and a sense of exclusivity. To the front, the property is approached via a double width block paved driveway, providing ample off-road parking, alongside a neatly maintained lawn with established planting. To the rear, a generous and private garden is mainly laid to lawn and enclosed by timber fencing, with a paved patio ideal for outdoor seating and entertaining. In addition, the property benefits from a useful timber storage shed, providing secure external storage for garden equipment, bicycles and outdoor furniture. The development is further enhanced by beautifully maintained communal gardens with mature trees and established planting, all accessed via electric gates.

DIRECTIONS

SK12 1UB

TENURE

FREEHOLD.

COMMUNAL SERVICE CHARGE - £720 PER ANNUM / £60PCM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

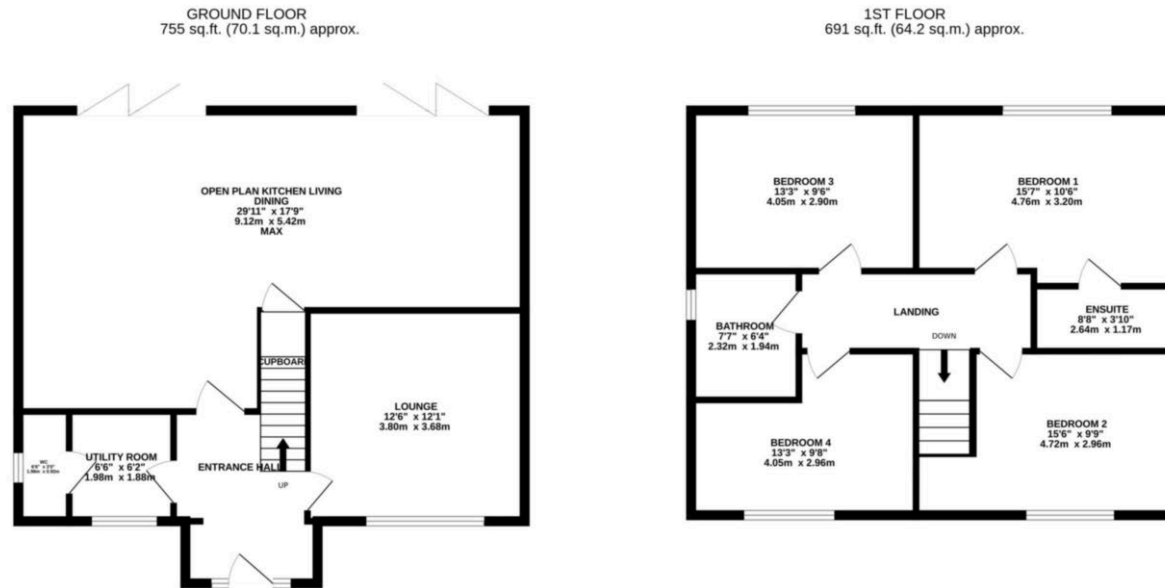
WARRANTY

2 YEARS NHBC REMAINING

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC

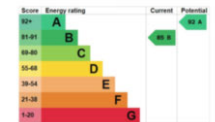


TOTAL FLOOR AREA: 1446 sq.ft. (134.4 sq.m.) approx.

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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