



**GASCOIGNE
HALMAN**

6 WOODFORD VIEW, POYNTON

THE AREAS LEADING ESTATE AGENT



6 WOODFORD VIEW, POYNTON

ASKING PRICE £770,000

AN IMPRESSIVE FOUR DOUBLE BEDROOM, THREE BATHROOM SEMI-DETACHED FAMILY HOME EXTENDING TO OVER 1,830 SQ FT, OCCUPYING AN EXCLUSIVE SEMI-RURAL DEVELOPMENT WITH STUNNING OPEN COUNTRYSIDE VIEWS. ENTRANCE HALL, LOUNGE, SUPERB OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, UTILITY ROOM AND GROUND FLOOR WC. PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND LUXURIOUS EN-SUITE BATHROOM, GUEST BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS AND FAMILY SHOWER ROOM. DOUBLE WIDTH BLOCK PAVED DRIVEWAY WITH EV CHARGING POINT, AMPLE OFF-ROAD PARKING AND A LARGE LANDSCAPED REAR GARDEN BACKING ONTO OPEN FIELDS WITH FAR-REACHING RURAL VIEWS.

- A FOUR BEDROOM IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN, DINING & LIVING SPACE WITH SEPARATE UTILITY ROOM
- SPACIOUS THREE-STOREY LAYOUT EXTENDING TO OVER 1,830 SQ FT
- FOUR WELL-PROPORTIONED DOUBLE BEDROOMS & THREE BATH/SHOWER ROOMS
- OCCUPYING A SEMI-RURAL POSITION WITH VIEWS OVER LYME PARK TO THE FRONT
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY WITH EV CHARGING POINT, AMPLE OFF-ROAD PARKING & LANDSCAPED REAR GARDEN BACKING ONTO OPEN FIELDS



DESCRIPTION

Woodford View is an exclusive development of just six executive homes, occupying a superb semi-rural setting adjacent to open countryside whilst remaining within easy reach of Poynton village centre and excellent transport links. Extending to over 1,830 sq ft, this exceptional four-bedroom, three-bathroom semi-detached family home offers stylish and contemporary accommodation arranged over three floors. The accommodation briefly comprises a welcoming entrance hall with understairs storage and a contemporary ground floor WC. To the front, the spacious lounge enjoys excellent levels of natural light, whilst to the rear lies the impressive open-plan kitchen, dining and living space, undoubtedly the heart of the home. The kitchen is fitted with an extensive range of contemporary wall and base units complemented by quartz worktops and a central island incorporating an induction hob with overhead extractor and breakfast bar seating. Integrated appliances include a fridge freezer, double oven and dishwasher. French doors provide seamless access to the rear garden, whilst a separate utility room offers additional storage and space for freestanding appliances. To the first floor are two substantial double bedrooms. The principal suite benefits from a walk-in wardrobe and a luxurious fully tiled en-suite bathroom featuring a bath, separate walk-in shower, vanity wash basin, WC and heated towel rail. Bedroom two also enjoys its own contemporary en-suite shower room. The second floor provides two further double bedrooms and a modern shower room fitted with a walk-in shower, wash hand basin and WC. Externally, a double-width block paved driveway provides ample off-road parking together with an EV charging point. The landscaped rear garden features an extensive lawn and paved seating terrace, all backing directly onto open grazing fields and enjoying far-reaching countryside views, creating a wonderful sense of space and tranquillity rarely found so close to local amenities.

Further enhancing the property's appeal, planning permission has been granted for a single-storey rear extension, offering purchasers the opportunity to further increase the already generous ground floor living accommodation if desired (Cheshire East Planning Ref: 26/1339/HOUS).

DIRECTIONS

SK12 1ED

TENURE

FREEHOLD WITH A VOLUNTARY COMMUNAL SERVICE CHARGE OF £16 PCM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



TOTAL FLOOR AREA - 1838 sq.ft. (170.3 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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