

# 16 Church Lane

Woodford, Cheshire, SK7 1RQ



*mosley jarman*





## 16 Church Lane, Woodford, Cheshire, SK7 1RQ

**Guide Price £500,000**

A wonderful opportunity to acquire this characterful home situated in a stunning rural position on one of Woodford's most sought after country lanes. Boasting a lovely rear garden and extended kitchen at the rear, it also enjoys ample off road parking and attractive rural aspects and is beautifully presented throughout. Offered to the market with no onward chain!

The accommodation comprises an entrance hall with door through to the bay fronted lounge. With dual aspect windows and a wonderful wood burning stove, this is a lovely cosy room. Set to the rear is the spacious dining room which has been opened through to the extended kitchen giving a superb open plan kitchen/ dining space. The dining area has glazed double doors opening to the rear garden, whilst there is another door leading out from the kitchen area. Fitted with bespoke kitchen units and a full host of appliances, this attractive country kitchen overlooks the rear garden and forms a real focal point of the property.

On the first floor the landing leads to 3 well proportioned bedrooms and a most attractive family bathroom.



- WONDERFUL COUNTRY LANE • EXTENDED KITCHEN/ DINER LOCATION
- COSY LOUNGE WITH WOODBURNER
- 3 WELL PROPORTIONED BEDROOMS
- MATURE, WELL STOCKED GARDENS
- DRIVEWAY FRONTAGE





### Grounds and Gardens

To the front of the property the driveway provides ample off road parking and is well screened with a mature hedge and tree lined front boundary. Gated access at the side leads through to the charming rear garden which has a pebble filled patio area adjacent to the rear of the house with greenhouse and timber shed. Beyond is a lovely shaped lawn which extends away from the house and is surrounded by well stocked beds and borders giving an excellent degree of privacy.

### Location

The property is situated in a sought after semi-rural location which is conveniently located within a short drive of Bramhall, Wilmslow, Poynton, Prestbury and Alderley Edge and there is nearby access to the A555, local motorway network and Manchester Airport. Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to its own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park

Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - YES

Freehold

Broadband providers - Openreach- ADSL. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE.

Mobile providers- Mobile coverage at the property available with all main providers\*.

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK7 1RQ**

What 3 Words: **then.salads.rich**

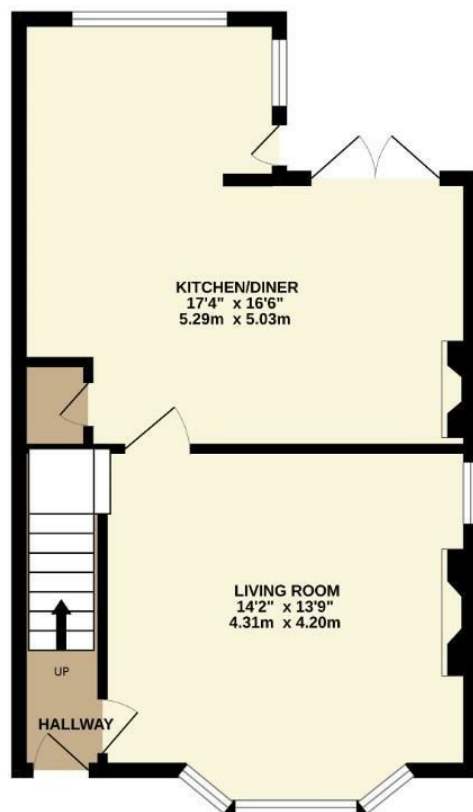
Council Tax Band: **D**

EPC Rating: **Freehold**

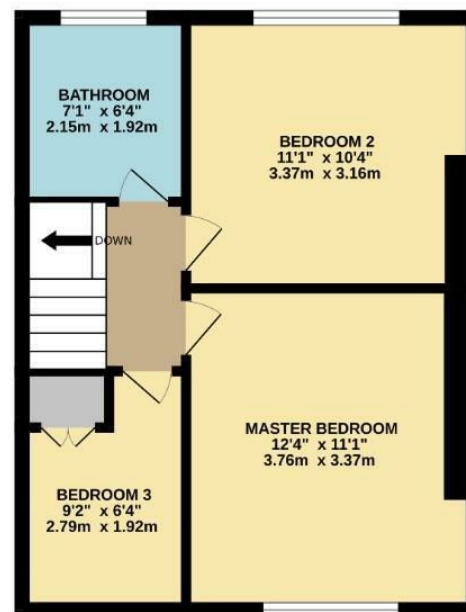
Tenure:



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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