



9 Lancastrian Way, Woodford, Cheshire, SK7 1SA

*mosley jarman*

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£1,250,000

- SUBSTANTIAL DETACHED FAMILY HOME
- 5 BEDROOMS AND 4 BATHROOMS
- 3 RECEPTION ROOMS
- SPACIOUS CORNER PLOT
- LARGE DRIVEWAY
- DOUBLE GARAGE
- DESIRABLE 'AVENUE' POSITION
- SUPERB, LOW MAINTENANCE LIVING



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A superbly presented and spacious five double-bedroom, four bathroom detached family home situated on a large plot on the Woodford Garden Village development close to the centres of Bramhall and Wilmslow and within close proximity of popular public and private schools including the catchment area for Woodford Primary School (opened by The Laurus Trust in September 2022). The property benefits from, UPVC double glazing, a Myson underfloor heating system to the ground floor and a gas fired central heating system to the first floor (run by a pressurised cylinder), off road parking and a detached double garage.

The accommodation begins with a grand entrance hallway, with a hard wood staircase, storage cupboard and WC, that opens to a bright and commodious living room with a feature fireplace. Situated on the opposite side of the hallway is a capacious second reception room that could also be utilised as an office or play room etc. To the rear of the ground floor is a living and dining kitchen that exceeds thirty-five feet in width and benefits from a Mitsubishi air conditioning system. The kitchen section hosts an array of storage solutions including a double pantry along with a range of integrated appliances including a Siemens fridge/ freezer, Caple wine fridge, two Siemens ovens and microwaves, a Siemens gas hob and a dishwasher. Leading of the kitchen section is a utility room with a variety of storage space and space for a washing machine and dryer and a door to access the rear garden.

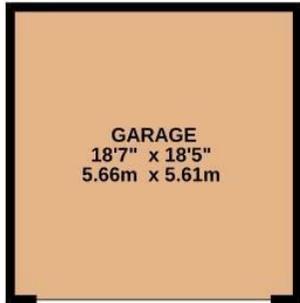
To the first floor, there is a fantastic gallery landing which opens onto five double-bedrooms and a fully equipped four piece family bathroom. The master suite boasts a generous bedroom with a dressing room that is fitted with an array of wardrobe space and leads to a spacious four-piece en suite. The remaining four bedrooms all benefit from fitted wardrobes and two also benefit from beautiful en-suite bathrooms.

#### Grounds and Gardens

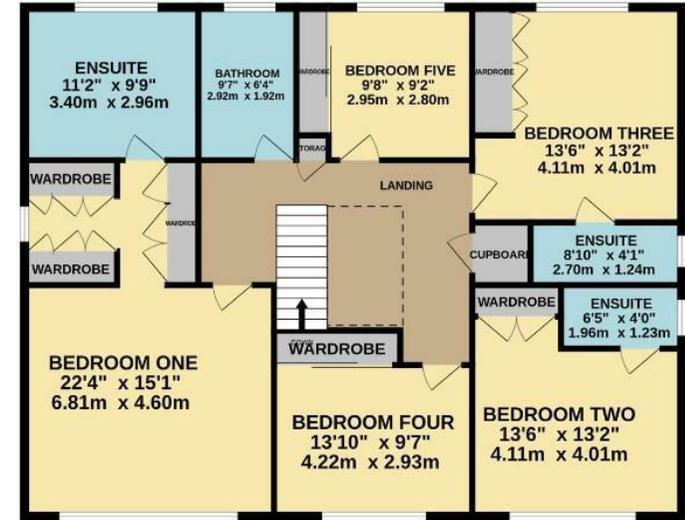
The property enjoys a corner plot position which gives it a particularly wide frontage with a large lawned garden at the front, and a generous block paved driveway at the side, giving ample off road parking and access to the detached double garage. The rear garden is also a good size with a block paved patio adjacent to the rear of the house with a lawned garden beyond and a second patio area in the far corner all surrounded by shrub and tree filled borders.



**GROUND FLOOR**  
1677 sq.ft. (155.8 sq.m.) approx.



**1ST FLOOR**  
1362 sq.ft. (126.5 sq.m.) approx.



**TOTAL FLOOR AREA : 3039 sq.ft. (282.3 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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