

218 Woodford Road

Woodford, Cheshire, SK7 1QF



mosley jarman





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£2,050,000

A spectacular family home which has been transformed in recent years into one of the areas finest residences boasting exacting finishes and wonderful proportions throughout. Professionally interior designed, the outstanding decor has been thoughtfully conceived, whilst the wonderfully extended accommodation boasts 4 reception areas in addition to the indoor swimming pool, sauna and gym area.

You are welcomed to the property via a spacious hallway with its turning staircase to the upper floors and doors leading off to the various reception spaces. To the front is a relaxing 'reading room' with a bay window to the front and bespoke built in book shelves, a cosy 'snug' room is set to the side with a box bay window overlooking the side garden and a feature fire place and alcove shelving. On the opposite side of the hallway is a lovely study room with doors opening to the side garden.

Extending across the rear of the property is the huge open plan living / dining and kitchen space with 'wet' underfloor heating throughout. Large glazed sliding doors open out to the rear garden terrace, whilst the kitchen zone is fitted with a beautiful range of units, a large central island and full host of Gaggenau appliances. Off the kitchen is a large walk in pantry and the spacious utility room, with a great range of built in storage. doors to the side and internal access to the garage.

From the living/ dining space a glazed wall and door lead through to the sizable swimming pool, sauna and gym space with another set of glazed sliding doors opening to the garden. A useful shower room with underfloor heating and the plant and boiler room sit adjacent.

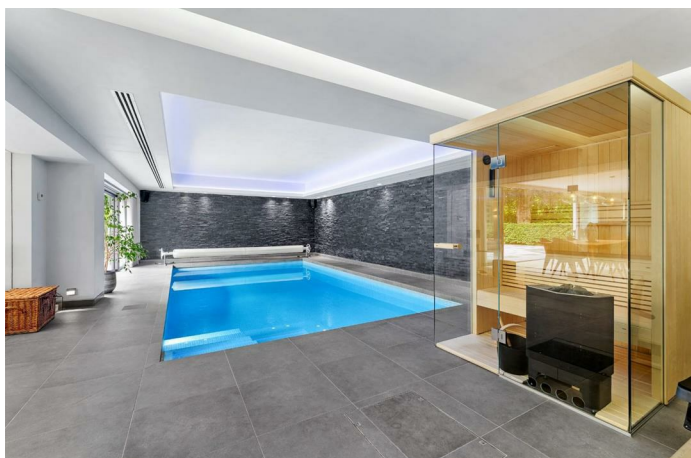
On the first floor is the principal bedroom which has access to a huge roof terrace and a very generous ensuite, a further 3 bedrooms, family shower room and an amazing 'media room' which would also make another large bedroom.

On the second floor there's a double loft bedroom with generous ensuite and dressing area.



- GATED DETACHED RESIDENCE
- SIGNIFICANTLY EXTENDED
- INTERIOR DESIGNED
- LARGE LANDSCAPED GARDEN AND ADDITIONAL PADDOCK
- INDOOR SWIMMING POOL WITH SAUNA
- ACCOMMODATION OVER 3 FLOORS
- HUGE DRIVEWAY AND INTEGRATED GARAGE
- SPECTACULAR OPEN PLAN KITCHEN/ DINING/ LIVING SPACE





Grounds and Gardens

To the front the gated driveway provides off road parking for a multitude of cars with access to the integrated double garage. To the rear and side and beautiful landscaped gardens, with a huge terrace adjacent to the living space and swimming pool with an immaculate lawned area beyond flanked by pathways and stunning beds filled with beautiful shrubs, and trees which give all year around colour. A 'hidden' orchard is beyond the main garden, with apple and cherry trees, and beyond that is gated access to a huge 'paddock' area, all neatly lawned with tree and fence lined boundaries and overlooked by a large 'Pavilion' style shed with a covered deck.

Location

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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's 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, Bramall 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 powered Central heating, some wet and electric underfloor heating also.

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 - TBC

Freehold

Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three

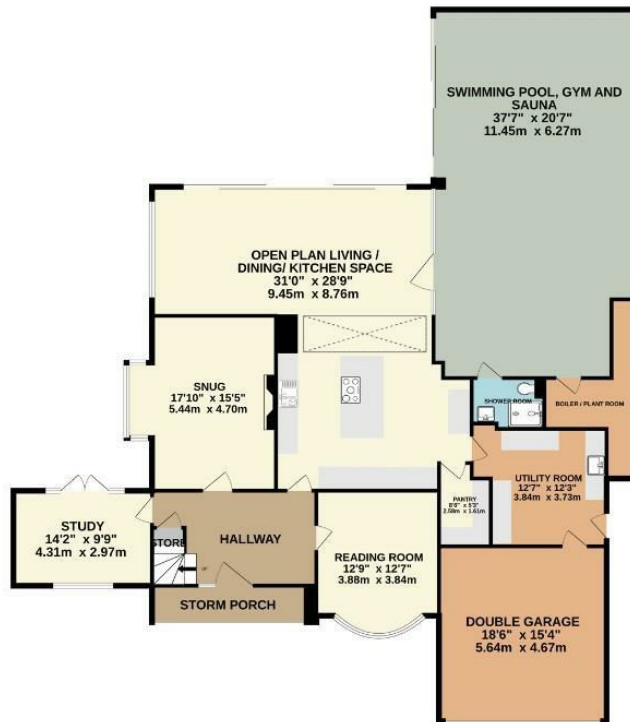
Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

**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.

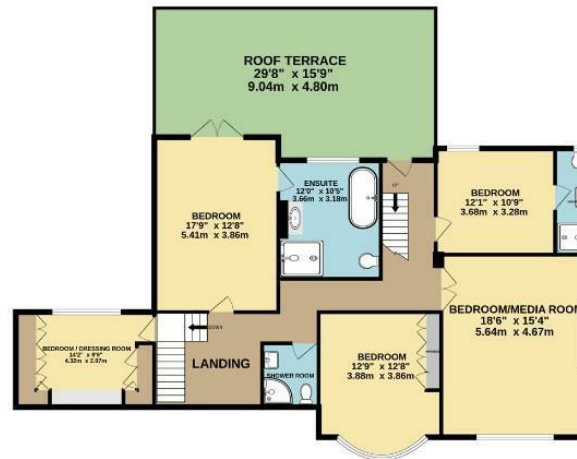
**Information provided by GOV.UK

Postcode:	SK7 1QF
What 3 Words:	easy.woods.dawn
Council Tax Band:	H
EPC Rating:	Freehold
Tenure:	

GROUND FLOOR
2830 sq.ft. (262.9 sq.m.) approx.



1ST FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



2ND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 4826 sq.ft. (448.4 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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