

'Wayside', Woodford Road

Poynton, Cheshire, SK12 1EH



mosley jarman





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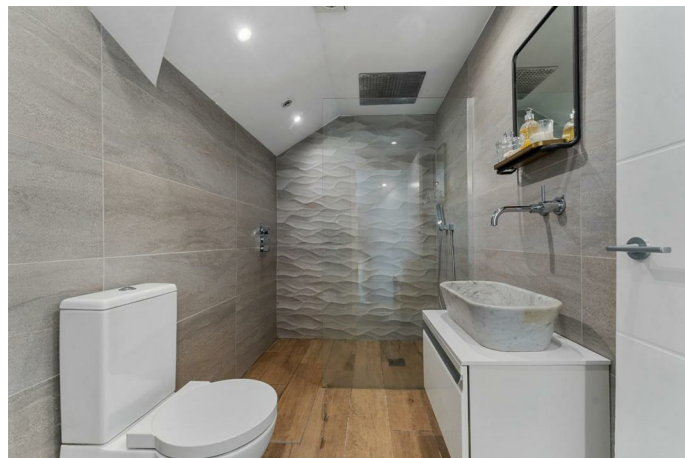
£1,250,000

A striking family home which has been through a 'grand design' style redevelopment, the result of which is a spectacular home, giving flexible living space over two floors and wonderful views through the architectural windows. Boasting expansive open plan living and wet underfloor heating in most rooms this wonderful home achieves in/out living and stunning finishes throughout. With bedroom options on both levels, this future proof home is bound to appeal to family buyers, those downsizing, home workers as well as extended families.

The accommodation comprises a stunning hallway with tiled floor and walls and dominated by a sweeping curved staircase to the upper floor. To the left of the hallway is the lounge area which has a box bay window to the front elevation and opens through to a huge 33ft living/ dining space with the full set of sliding doors opening to the raised patio and a set of glazed double doors opening to the rear garden. The kitchen area opens off the dining space, and enjoys a large central island with black Carrara marble worktop housing a large induction hob and separate dishwashers underneath on either side. Positioned at the end of the island is a 'Rieber Waterstation'. To the side is a run of attractive floor and wall units housing an oven, steam oven, two warming drawers, full height fridge and full height freezer with double doors opening to the rear garden. Just off the kitchen is a utility room giving further useful storage and space for the washing machine. To the right of the hallway there are 2 generous double bedrooms, a striking family bathroom and a study / bedroom 6.

Leading from the curved staircase is a large landing, with a floor to ceiling window and built in storage cupboard and sliding fronted wardrobes. The principal bedroom (over 21ft in length) has large windows to the front and side, fitted wardrobes and a stunning en-suite, whilst the further two double bedrooms also enjoy spacious proportions and en-suites.

- WONDERFUL RURAL POSITION
- CLOSE TO POYNTON, HAZEL GROVE AND BRAMHALL
- LOTS OF ARCHITECTURAL FEATURE DETAILS
- GREAT SIZED PLOT
- LARGE DRIVEWAY AND DETACHED GARAGE
- OPEN PLAN LIVING SPACES
- HIGH SPECIFICATION THROUGHOUT
- 5/ 6 BEDROOMS







Grounds and Gardens

Sitting in an elevated position with a generous driveway to the front and side of the house leading to a detached garage and EV Charger. Gardens surround the property on 3 sides, and there's a huge raised patio with glass balustrade and a built in fireplace to the side of the house accessed via sliding doors from the living space creating a seamless transition from the inside out. The rest of the gardens are mainly laid to lawn with mature borders and there's a wooded area with a pathway and steps to a rear access point to Mill Hill Hollow and a lovely walk to Poynton village.

Location

The property is well located in a convenient location within easy reach of Poynton, Hazel Grove and Bramhall villages and is in the catchment for Poynton High School. Poynton is a town in Cheshire, on the eastern most fringe of the Cheshire Plain, 11 miles (18 km) south-east of Manchester, 7 miles (11 km) north of Macclesfield and 5 miles (8 km) south of Stockport. Poynton has formed part of the Cheshire East unitary authority since the abolition of the Borough of Macclesfield in 2009.

Important Information

Heating - Gas powered Central heating - wet underfloor and radiators
Mains - Gas, Electric, water 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- ADSL. 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

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Postcode: SK12 1EH

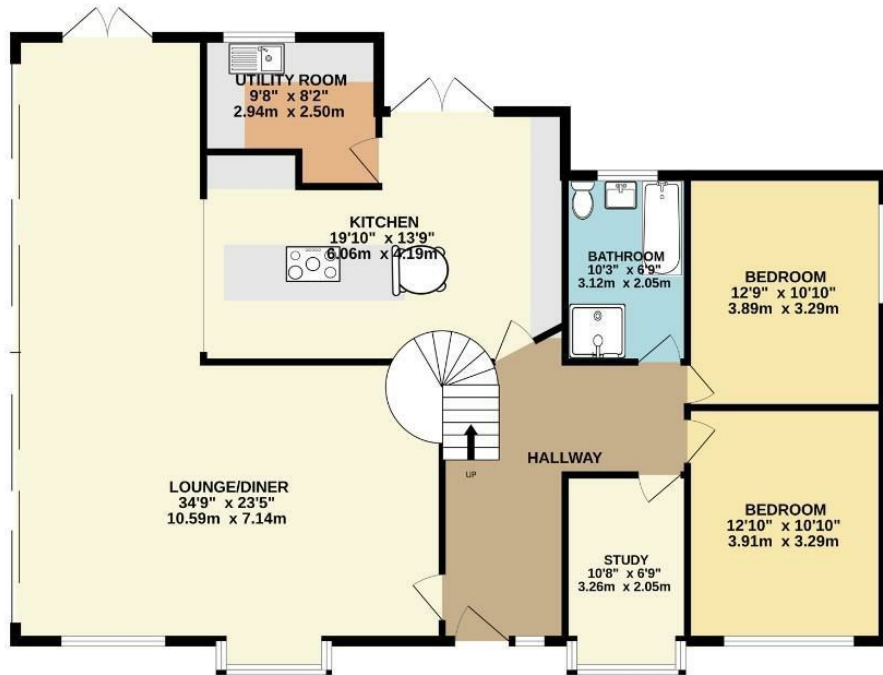
What 3 Words: jets.blend.crops

Council Tax Band: E

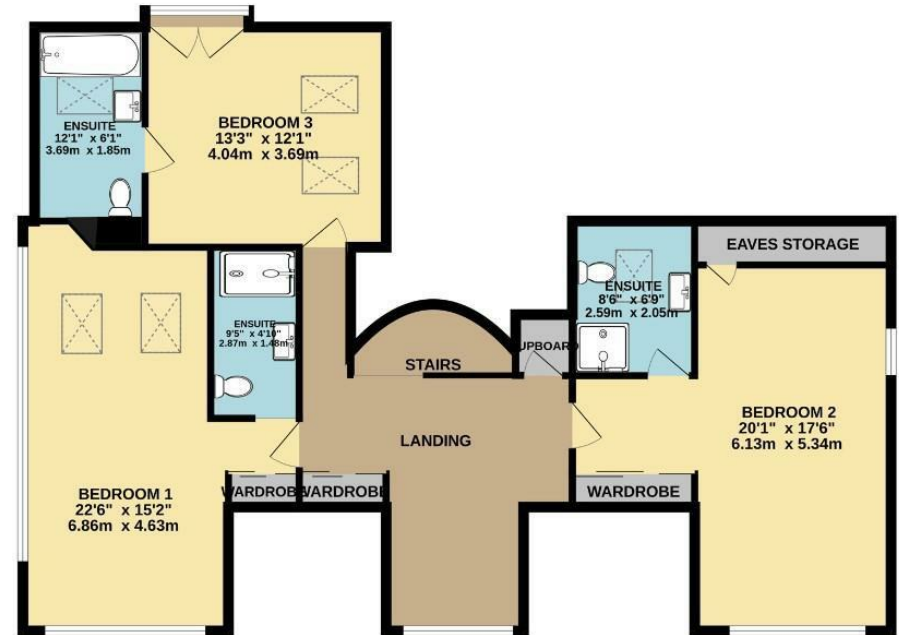
EPC Rating: C

Tenure: Freehold

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.3 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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