

The Aldford (Plot 10) Deanwater Drive

Woodford, Cheshire, SK7 1RJ



mosley jarman

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£1,100,000

(Plot 10) - The white painted brick exterior of The Aldford conveys a cottage-like rural charm that echoes the traditional architecture of the surrounding area. At 1,922 square feet, the ground floor has a large kitchen/family/dining room with sliding folding doors to the outdoor spaces, while the separate living room is perfect for relaxed family time. It also benefits from a generous study off the large entrance hall.

Upstairs the expansive master bedroom suite boasts an impressive dressing room area, and two further bedrooms plus a separate family bathroom complete the layout. With a detached single garage, driveway with additional parking and landscaped side and rear gardens, this luxury home has plenty to offer.

Warranty - The appointed warranty provider for this development is ICW and the developer is a member of the ICW Consumer Code for New Homes.

- A beautifully designed three-bedroom detached home
- Offering 1,922 sq. ft. of refined living space
- Spacious open-plan kitchen/family/dining room with sliding folding doors opening onto the outdoor spaces
- Thoughtfully designed layout combining practicality with timeless style
- Expansive master bedroom suite featuring a dedicated dressing room area and a luxurious en suite bathroom
- Detached single garage for secure parking and storage
- Private driveway
- Deanwater offers the perfect balance for families – a peaceful setting with space to grow, all within reach of outstanding schools, expansive green space, and first-class family amenities



Development

There will be just 12 individual luxury family homes at Deanwater, creating a highly exclusive residential enclave, with each crafted to PH Homes' exacting standards. Natural slate roofs, detailed brickwork and stone sills will all echo local architectural heritage, while offering all the benefits of modern convenience and energy efficiency. Built on the site of a well-known former hotel, Deanwater will retain and repurpose some of its original structure and outbuildings, housing two beautiful semi-detached homes and one bespoke detached property. The remaining nine detached and semi-detached homes will all be new builds, blending traditional design with contemporary elegance. These homes – all thoughtfully arranged for space, privacy and natural light – will be set within exquisitely landscaped surroundings that reflect the tranquility and rural character of this unique location.

Location

This peaceful, leafy enclave is tucked away off Wilmslow Road, a highly sought-after address that connects some of the most desirable towns and villages in the region, including Bramhall, Wilmslow and Alderley Edge. The charming village of Bramhall, with its independent shops, bustling café culture and lively bars, is just minutes away, while Wilmslow and Alderley Edge offer further upmarket shopping, dining and socialising opportunities. The fashionable town of Prestbury is also within easy reach.

Excellent transport links make commuting and travelling easy. The nearby A555 Manchester Airport Relief Road provides quick access to the M56 and M60 motorways, Manchester Airport, and central Manchester. Rail stations at Bramhall, Handforth and Wilmslow offer regular services to Manchester, London and beyond. Deanwater also sits close to the stunning countryside of the Peak District, with the National Trust's Lyme Park and its vast grounds just a short drive away – perfect for weekend walks and family adventures.

For directions, please use SK7 1RJ.

PH Homes

With PH Homes your home is, quite simply, unlike any other. Not just its unrivalled and unfailingly desirable location, but in its design, materials, workmanship and exquisite detailing. Every development offers exceptional levels of specification with unique interior design options – allowing you to make yours a truly personal statement.

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Postcode: **SK7 1RJ**
 What 3 Words: **awake.begins.lucky**
 Council Tax Band: **TBC**
 EPC Rating: **NEW BUILD**
 Tenure: **Freehold**

THE ALDFORD | PLOT 10 | GROUND FLOOR



	IMPERIAL	METRIC
Kitchen/Dining/ Family Room	23'1" x 17'2"	7.05m x 5.24m
Living Room	13'6" x 13'1"	4.12m x 4.00m
Study	13'1" x 7'7"	4.00m x 2.32m
Utility	7'4" x 6'3"	2.25m x 1.90m
WC	7'11" x 3'8"	2.42m x 1.12m
Cloaks	3'8" x 1'10"	1.12m x 0.58m
Detached Garage	19'7" x 11'1"	5.97m x 3.38m

Note: Dimensions correct at time of publishing. Whilst every attempt has been made to ensure the accuracy of the Floor Plans contained here, dimensions are approximate and no responsibility is taken for any error, omission or misstatement. These Floor Plans are for illustrative purposes only and should be used as such by any prospective purchaser.

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