

The Deanwater (Plot 9)  
Deanwater Drive  
Woodford, Cheshire, SK7 1RJ



Computer generated image is indicative only.

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*mosley jarman*



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## The Deanwater (Plot 9) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

**£1,795,000**

(Plot 9) - RESERVED. The Grade II Listed Deanwater is our superbly renovated and extended 5 bedroom, 4 bathroom conversion of one of the site's original outbuildings. Dating back to the 1600s, it retains many original features, including the living room's double height vaulted ceiling with exposed beams. The ground floor of this 3,435 square foot luxury home has a spacious layout, with three generous reception rooms including a large kitchen/family/dining room which opens on two sides via sliding folding doors onto the generous private garden.

With three double bedrooms to the ground floor, the first floor is mainly reserved for the sumptuous master bedroom suite, plus a fourth guest bedroom. It also benefits from an attached double garage with additional driveway parking.

**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 magnificent Grade II Listed home, beautifully renovated and extended to create a truly unique five bedroom, four bathroom residence
- Offers an impressive 3,435 sq. ft. of refined living space
- A thoughtfully designed layout showcasing a seamless balance of charm, craftsmanship, and contemporary comfort
- Three generous reception rooms, providing flexible spaces for entertaining and family life
- Attached double garage providing secure parking and additional storage
- Originally dating back to the 1600s, this exceptional conversion forms part of the site's historic outbuildings, blending heritage character with modern luxury
- Retains a wealth of original period features, including the living room's double-height vaulted ceiling with exposed timber beams
- A large open-plan kitchen/family/dining room, the true heart of the home, with sliding folding doors on two sides opening directly onto the spacious private garden
- A rare opportunity to own a piece of history
- 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



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Interior images are for illustrative purposes only. They do not depict the Deanwater development but demonstrate the quality and finish achieved on previous PH Homes projects.



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## 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:**

**TBC**

**Tenure:**

**Freehold**

THE DEANWATER | PLOT 9 | GROUND FLOOR



	IMPERIAL	METRIC		IMPERIAL	METRIC
Kitchen/Family Room	22'0" x 20'2"	6.72m x 6.15m	Bedroom 4	12'9" x 9'4"	3.90m x 2.85m
Living/Dining Room	32'10" x 17'5"	10.02m x 5.31m	En suite	9'3" x 5'10"	2.83m x 1.78m
Utility	7'9" x 6'1"	2.36m x 1.87m	Bedroom 5	10'10" x 9'5"	3.31m x 2.87m
WC	6'8" x 4'9"	2.04m x 1.45m	Family Bathroom	7'6" x 6'10"	2.30m x 2.08m
Cloaks	5'2" x 3'3"	1.59m x 0.99m	Double Garage	19'6" x 18'2"	5.96m x 5.55m
Bedroom 3	13'5" x 11'10"	4.09m x 3.62m			

**Note:** Due to the irregular nature of certain parts of the original building, some dimensions are approximate and may vary. 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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