

**The Glazebrook (Plot 4)**  
**Deanwater Drive**  
Woodford, Cheshire, SK7 1RJ



*mosley jarman*

Computer generated image is indicative only





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## The Glazebrook (Plot 4) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

**£1,595,000**

(Plot 4) - The largest of the new build homes at Deanwater is the 3,169 square foot, 5 bedroom, 3 bathroom, three storey Glazebrook. Its lower ground floor features a huge media room and separate study, both accessing the generous South West facing garden, and one floor up, the stunning full width kitchen/family/dining space opens onto a large natural stone paved terrace that takes full advantage of the glorious surrounding woodland views. The cosy separate living room provides a tranquil retreat, while the practical boot room is an ideal addition for modern family life.

On the first floor, the luxurious master bedroom suite has its own dressing room. A further 4 bedrooms, with an en suite to bedroom 2, and a large family bathroom completes the layout. This magnificent home also benefits from an integral single garage and 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.

- The largest of the new builds homes at the Deanwater at 3,169 square foot
- A dedicated study/home office, providing the ideal quiet workspace
- A stunning full-width kitchen/family/dining space creates a true heart of the home
- Integral single garage and private driveway
- Electric vehicle charging point and Solar panels
- Five bedrooms and three bathrooms with accommodation over three floors
- Features a large media room – perfect for family entertainment or relaxing movie nights
- Opens onto a beautiful natural stone paved terrace, perfect for outdoor dining and taking in the glorious woodland views
- High-quality finishes throughout, reflecting the craftsmanship and attention to detail that define the Deanwater development
- 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.

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

## THE GLAZEBROOK | PLOTS 4, 5 & 6 | LOWER GROUND FLOOR



	IMPERIAL	METRIC
Media Room	25'0" x 20'3"	7.64m x 6.19m
Study	14'8" x 10'7"	4.49m x 3.22m
Utility	6'11" x 5'9"	2.12m x 1.76m
WC	6'11" x 4'5"	2.12m x 1.37m
Store/AV Room	7'0" x 6'11"	2.13m x 2.12m

**Note:** Plot 6 is handed. 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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