

The Dee (Plot 11) Deanwater Drive

Woodford, Cheshire, SK7 1RJ



mosley jarman

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The Dee (Plot 11) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

£1,075,000

(Plot 11) - Part of the original historical Deanwater Hotel building, the refurbished and extended semi-detached Dee sits in a prominent position at the front of the development. At 2,096 square feet with 4 bedrooms, 2 bathrooms, a large open plan kitchen/family/dining area, separate living room, study and practical garden store, the rear features two sets of sliding folding doors opening onto a natural stone patio and generous lawn.

Boasting magnificent views of the Cheshire countryside from its crisply rendered front façade, The Dee shares a large gated driveway with its attached neighbour The Dane.

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 refurbished and extended semi-detached home, forming part of the original historic Deanwater Hotel building
- Offers 2,096 sq. ft. of elegant living space with 4 bedrooms and 2 bathrooms
- Dedicated study/home office, perfect for remote work or quiet reading
- Beautifully landscaped surroundings, blending historic charm with modern design
- Positioned prominently at the front of this exclusive development
- Spacious open-plan kitchen/family/dining area, designed for modern living and entertaining
- Crisply rendered front façade and magnificent views of the Cheshire countryside
- 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: **TBC**
 Tenure: **Freehold**

THE DEE | PLOT 11 | GROUND FLOOR



	IMPERIAL	METRIC		IMPERIAL	METRIC
Kitchen/Dining/ Family Room	28'10" x 15'6"	8.81m x 4.74m	Utility	9'8" x 4'2"	2.95m x 1.27m
Living Room	20'10" x 15'9"	6.36m x 4.81m	Garden Store	9'8" x 6'0"	2.95m x 1.84m
Study	11'6" x 10'2"	3.52m x 3.10m	WC	10'2" x 4'6"	3.10m x 1.38m

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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