

# The Dean (Plot 3) Deanwater Drive

Woodford, Cheshire, SK7 1RJ



*mosley jarman*

Computer generated image is indicative only.





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## The Dean (Plot 3) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

**£1,750,000**

(Plot 3) - Reserved. The Dean is a striking double fronted 5 Bedroom, 3 bathroom, 3143 square foot luxury family home, notable for its grand porticoed entrance. On the ground floor, the large kitchen/family/dining space is perfect for family life and entertaining alike, with direct access to a natural stone paved patio and generous corner plot garden via large sliding folding doors. A separate living room, utility, cloakroom, WC and practical study finish off the downstairs layout.

Upstairs the huge master bedroom suite, with double sink, large walk-through shower and free-standing bath, makes a luxurious statement. A further four double bedrooms, additional en-suite and family bathroom complete this stunning home's inside accommodation. Outside the detached double garage and driveway add plenty of convenience.

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



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- A striking double-fronted 5-bedroom, 3-bathroom luxury family home
- Distinguished by its grand porticoed entrance, creating an elegant first impression
- Beautifully landscaped garden with a natural stone paved patio
- Detached double garage providing secure parking and additional storage
- Offering 3,143 sq. ft. of beautifully designed living space
- Set within a generous corner plot in this exclusive Deanwater development
- A dedicated study/home office offering a peaceful space to work or read
- 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: **NEW BUILD**  
 EPC Rating: **TBC**  
 Tenure: **Freehold**

## THE DEAN | PLOT 3 | GROUND FLOOR



	IMPERIAL	METRIC		IMPERIAL	METRIC
Kitchen	20'11" x 15'0"	6.37m x 4.57m	Utility	13'6" x 8'4"	4.12m x 2.55m
Dining/Family Room	25'8" x 15'6"	7.83m x 4.72m	Cloaks	6'7" x 6'6"	2.02m x 2.00m
Living Room	20'3" x 13'6"	6.17m x 4.12m	WC	6'6" x 5'9"	2.00m x 1.77m
Study	13'6" x 9'2"	4.12m x 2.80m	Detached Garage	19'7" x 19'7"	5.97m x 5.97m

**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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