

# The Dane (Plot 12) Deanwater Drive

Woodford, Cheshire, SK7 1RJ



*mosley jarman*

Computer generated image is indicative only.





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## The Dane (Plot 12) Deanwater Drive, Woodford, Cheshire, SK7 1RJ

**£1,085,000**

(Plot 12) - Like its next door counterpart, The Dane is also part of the original historical Deanwater Hotel. At 2,118 square feet with 4 bedrooms and 2 bathrooms, the front façade of this luxury family home features impressive bay windows to both storeys and a grand porticoed entrance, giving the property real stand out character. The large sliding folding doors of the generous kitchen/family/dining area open out onto the garden space, also with a handy garden store, while a separate more formal living room completes the downstairs layout. There is access to an original basement via a hatch in the utility room floor.

The first floor features a stunning master bedroom suite with magnificent countryside views and is complemented by three further bedrooms and a family bathroom. Outside, the large gated driveway shared with Plot 11 offers secure parking space.

**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.
- Offers 2,118 sq. ft. of thoughtfully designed living space, blending heritage character with modern family comfort
- Features 4 bedrooms and 2 bathrooms, ideal for family living
- Striking front façade with impressive bay windows on both storeys
- Spacious open-plan kitchen/family/dining area, perfect for entertaining and everyday family life
- Large sliding folding doors open directly onto the private garden, creating seamless indoor-outdoor living
- 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 DANE | PLOT 12 | GROUND FLOOR



	IMPERIAL	METRIC
Kitchen/Dining/ Family Room	22'9" x 18'9"	6.95m x 5.71m
Living Room	23'9" x 16'3"	7.25m x 4.95m
Utility	7'6" x 5'4"	2.29m x 1.64m
Garden Store	9'5" x 9'5"	2.88m x 2.88m
WC	7'6" x 4'6"	2.29m x 1.37m

**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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