

# THE RANGE

— WOODFORD ROAD, WOODFORD —

A UNIQUE DEVELOPMENT OF 8 SPECTACULAR MEWS HOUSES



## UNIQUE HOMES IN A UNIQUE LOCATION

The Range is an impressive development of just eight new homes within a wonderful setting overlooking green belt and yet just a 15-minute walk to the centre of Bramhall Village, and a short five-minute drive to Poynton Village Centre and the main line railway station.

The development is totally unique and unlike any scheme of new houses that we have ever had the pleasure to sell and it is the positioning and styling of the properties that sets it apart from any contemporary homes currently available on the market.

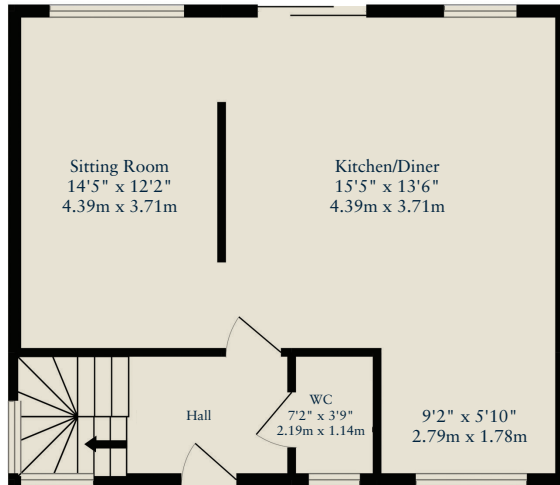
Set way back from Woodford Road, at the end of a 100m drive and approached through electric gates, the properties take full advantage of the rural views and rustic ambiance afforded by this unique location, which was formerly a golf driving range.

The development comprises a pair of semi-detached properties and six mews homes. Each home offers approximately 1048 and 1053 sq ft of modern living accommodation over two floors with plots 3-8 also benefiting from long views out towards the hills beyond.

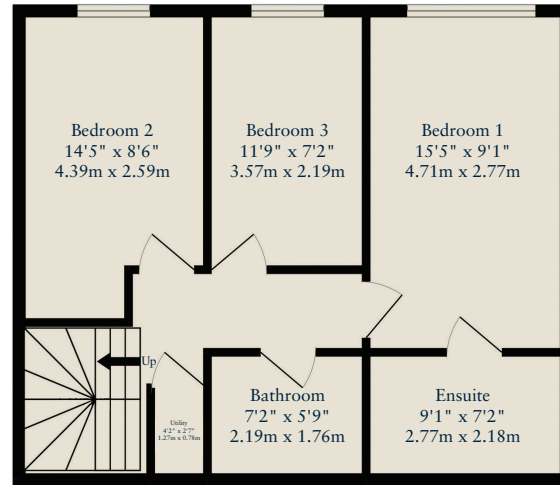


UNINTERRUPTED RURAL VIEWS  
100M DRIVE & ELECTRIC ENTRANCE GATES  
15 MINUTES WALK TO BRAMHALL VILLAGE

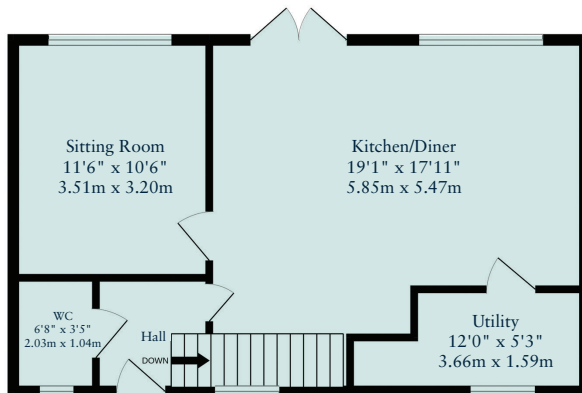




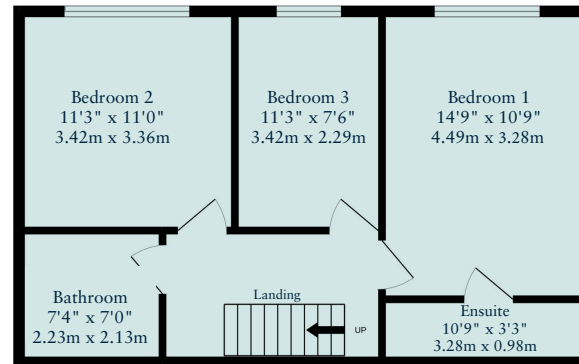
Ground Floor



Lower Ground Floor



Ground Floor



Lower Ground Floor

The main day-to-day living accommodation is located on the entrance floor at ground level and includes a lobby, off which is a wc with hand wash basin, leading to a large kitchen/diner with a vaulted ceiling and a full height picture window. Glazed doors open onto a bridge style decking area overlooking the rear gardens and leading down to a private lower level terrace and outdoor seating area.

There is a comfortable lounge which features another attractive vaulted ceiling and another large picture window allowing light to flood into the room. On plots 1 & 2 there is a utility store. Plots 3 - 8 have a utility room.

On a lower ground floor are three bedrooms, including a master bedroom with stylish en suite, whilst the two remaining bedrooms are served by a family bathroom featuring a bath with shower. Each of the bedrooms offers a view over the terrace and seating area.

## SPECIFICATION

On Point Developments is currently finalising the specification for The Range, which will be of a superior standard.

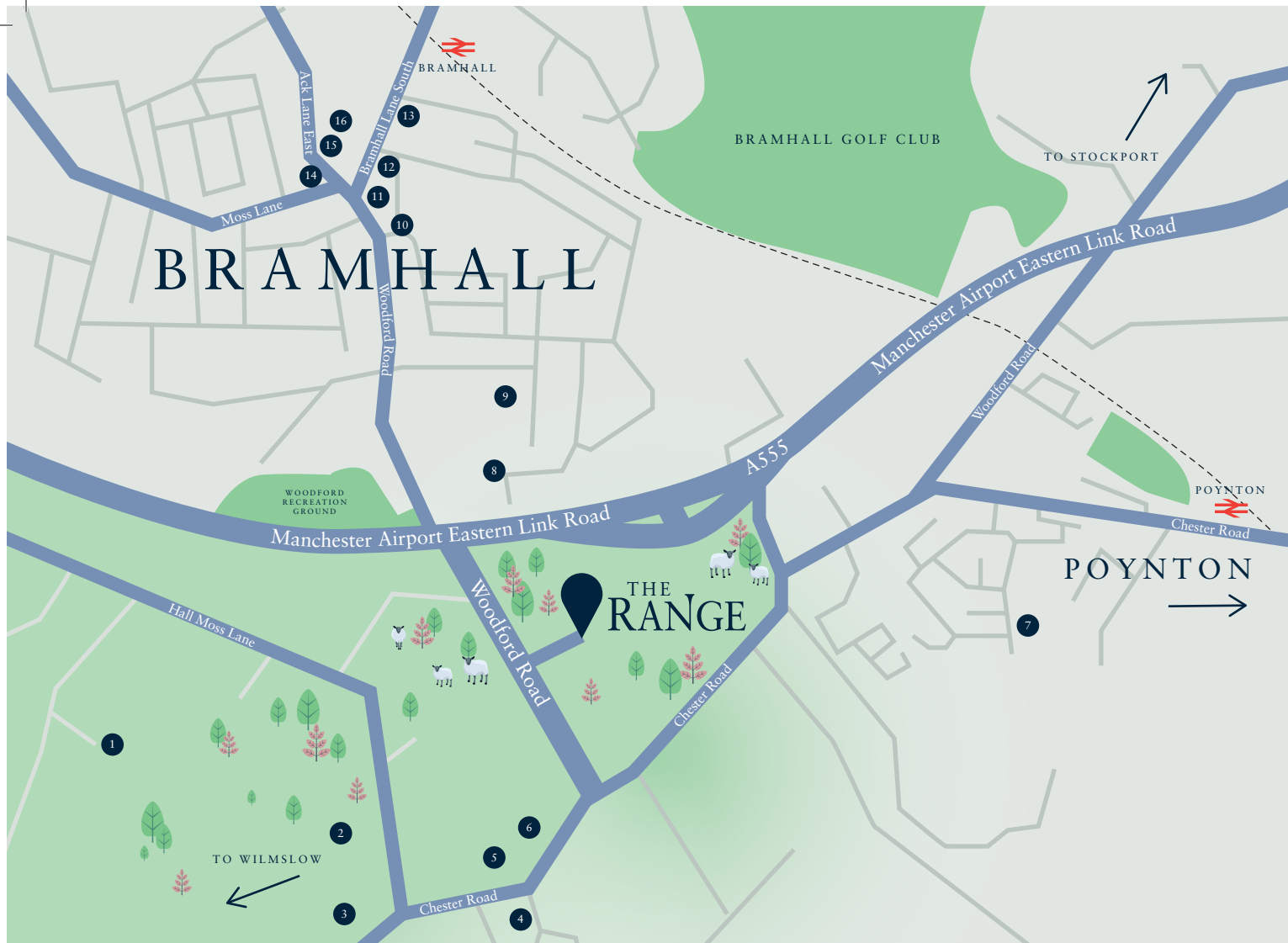
Details confirmed so far include:

- Luxurious SieMatic fitted kitchens complemented by superb Quartz work surfaces and designed to incorporate a breakfast bar area
- A range of high quality integrated Neff appliances
- Modern bathrooms with fully tiled walls and floors, and underfloor heating
- Energy efficient twin zone central heating system with smart controls
- Wired for Cat 6
- Security alarms
- Landscaped gardens
- 2 allocated parking spaces per home plus ample visitor parking
- 10-year Council of Mortgage Lenders approved structural warranty

The homes will be priced from £549,950.

We now have a show home available to view and we would be delighted to show you around by appointment.

If you would like further information or to speak direct to one of our team please call Specialist Property Solutions on 0161 529 9922.



- 1 Bramhall Cricket Club
- 2 Woodford Cricket Club
- 3 Woodford War Memorial Community Centre
- 4 The Aviator
- 5 Budgens Convenience Store
- 6 Notcutts Woodford Park Garden Centre
- 7 Lostock Hall Primary School
- 8 Queensgate Primary School
- 9 Bramhall Tennis Club
- 10 Tesco Esso Express
- 11 Juniper Café
- 12 Yardbird Restaurant
- 13 Crown & Conspirator
- 14 Piccolino
- 15 Sainsbury's Local
- 16 Bramhall Precinct

**KEY DISTANCES**

Bramhall	0.8 miles
Poynton	2.5 miles
Wilmslow	4.2 miles
Stockport	4.8 miles
Manchester Airport	5.5 miles
Lyme Park	8 miles
Manchester City Centre	13.3 miles
The Trafford Centre	13.6 miles

**WOODFORD ROAD, WOODFORD, SK7 1QE**

**CONTACT**

Specialist Property Solutions - 0161 529 9922  
 Sales@specialistpropertysolutions.co.uk



Disclaimer: Whilst every effort is made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, illustrations, CGI's, dimensions and details of the specification that are accurate at the time of going to press. Please, therefore, view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and the developer reserves the right to make changes as it sees fit without notice. Unless otherwise stated, all images used in this brochure do not depict the development presented here but have been provided to offer a guide and are therefore for illustrative purposes only. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with the agent.

Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors. To view a development please make an appointment by contacting the agent.