



**GASCOIGNE
HALMAN**

Shackleton Road, Woodford
A Prestigious Home with Substantial Planning
ASKING PRICE - £1,295,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - The Highgrove is Redrow's masterpiece of modern architecture, that captures the charm & craftsmanship of days gone by, and combines these with the best in modern interior design, to create an elegant home of spacious proportions and outstanding quality. Shackleton Road is neatly positioned towards the front of the development and enjoys a privileged setting with outstanding views across the Woodford Village Green with easy access to transport links, excellent schools as well as local amenities. Shackleton Road with its exclusive residents only access, forms part of the settlement of Woodford which adjoins suburbia in Bramhall and Poynton as well as Cheadle Hulme. Woodford offers a deep history but still retains some of its village character and farming community, with a network of winding country lanes leading to a plethora of facilities such as Woodford & Bramhall Cricket Club, The Avro Heritage Museum, Woodford Recreation Ground and Woodford Notcutts Garden Centre, which includes a café. Equally there are an array of popular pubs such as The Davenport Arms, known locally as 'The Thief's Neck', the recently built 'Aviator' pub as well as excellent Schools such as the nearby Woodford Primary School, Lostock Hall Primary School & Queensgate Primary School. With the openness of the countryside on the doorstep there are wonderful far reaching views of farmland with the Pennine Hills beyond. Woodford retains a strong sense of community and promotes a superb family friendly environment and this home is certain to appeal to many discerning buyers.

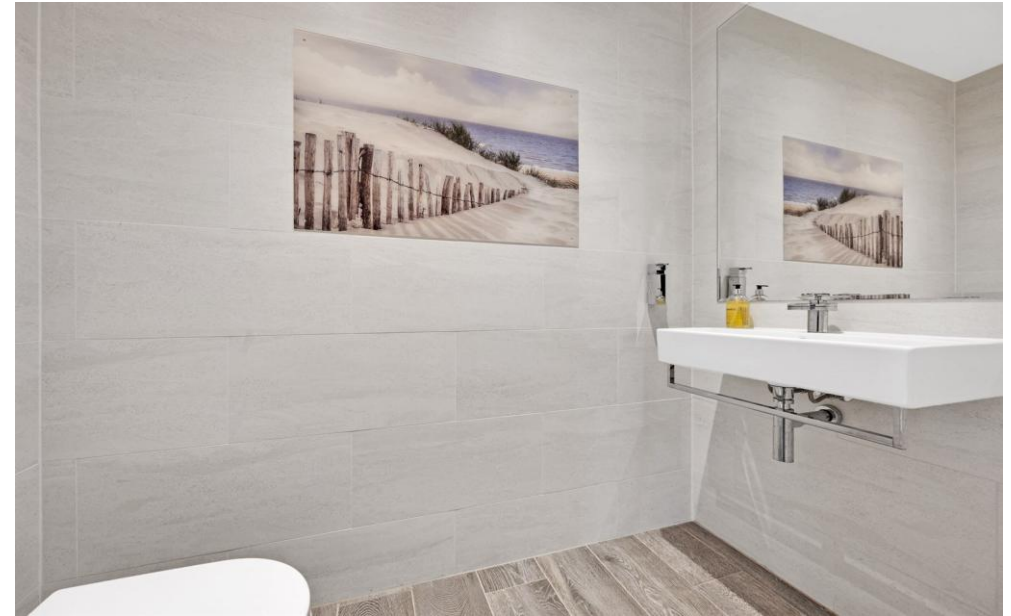
Property details

- Highly Desirable Residential Location With Exclusive Private Residents Only Access, Enjoying A Substantial Plot Approaching 0.25 Acres
- Commanding Frontage With Delightful Direct Views Of The Woodford Garden Village Field Along With Access To Children's Playground
- Convenient Electrical Charging Point For Electric Vehicles Whilst Internally There is Underfloor Heating Programmable Via Smart Controls. Similarly There is Flexible Controllable Lighting Ensuring Improved Efficiency & Security
- Planning Reference - DC/096315 - Planning Granted in 2025 For Erection Of Single Storey Rear Extension & Two Storey Side & Rear Extension To Improve The Dwelling To A 7 Bedroom Family Home With 3 En-Suites & 2 Family Bathrooms & Substantial Integral 3 Car Garage. Increase Of Size Of 1142sqft (42% Increase From Existing)
- Within Easy Walking Distance of Woodford Primary School Along With Easy Access To Transport Links Such As The Manchester Airport Link Road
- Bespoke High Specification Finish Throughout Revealing Laura Ashley Designer Kitchen, HansGrohe & Villeroy & Boch Fixtures & Fittings With High Quality Siemens Appliances & Upgraded Hammonds Fitted Wardrobes In Addition To Bespoke Fitted Joinery Throughout Various Rooms.



About this property

This executive detached property is set back from the road behind mature established hedging and approached along a block paved driveway with parking for numerous vehicles and access to the detached double garage, along with convenient EV charger. This Arts and Crafts inspired home leaves no expense spared with ample noticeable upgrades throughout the home. Internally the property reveals a sublime entrance hallway with dramatic views up to the gallery landing and its feature oak staircase. The double height ceiling chandelier to the hallway offers a statement design and creates a sense of space and provides the perfect first impression to this double fronted home. Positioned off the hallway are two spacious reception rooms. A large living room displays a stunning limestone fireplace with gas fire creating a stunning central feature and providing the perfect space for relaxing or entertaining. The sitting room which sits on the opposing side of the hallway also presents a comfortable space to relax and unwind and with a bespoke media wall and a selection of unique cabinetry the sitting room can even become a cinema room which will provide an abundance of entertainment. The Laura Ashley shaker style kitchen is well appointed with a curved design, hand painted oak units, quartz worktops and a range of premium appliances including four Siemens ovens, induction hob, integrated fridge/freezer, dishwasher and a double Belfast sink with Hans Grohe chrome mixer tap with spray. The open plan kitchen includes a dining area with space for family gatherings and with bifold doors opening onto the patio there is a real sense of an indoor-outdoor lifestyle which most buyers crave these days. A designated sitting area/family room provides an additional area to entertain or relax but importantly it still displays the open plan arrangement to the kitchen dining area and promotes the perfect day to day family setting. A home office has been carefully customised so buyers have a private place to work but equally this could be transformed or utilised into a play room or occasional guest bedroom, depending on a buyers requirements. Completing the ground floor accommodation is a useful WC off the hallway and a spacious utility room positioned off the kitchen with space for a range of day to day appliances. The first floor galleried landing leads to five generously proportioned double bedrooms, three en suite bathrooms and a family bathroom, all of which offer a contemporary design. The master suite includes a fully fitted dressing room leading into the magnificent en suite, which is complete with walk in shower, separate bath, double high quality Villeroy & Boch sinks and WC. The majority of bedrooms have been customised with high quality fitted wardrobes providing ample storage. This impressive home also includes approved planning permission which was granted in late 2025. Planning Reference - DC/096315. The planning is for a single storey rear extension & two storey side and rear extension to increase the capacity of the home to 7 bedrooms with 3 En-Suites & 2 Family Bathrooms & a Substantial Integral 3 Car Garage. All of this will increase the size of the property by 1142sqft (42% Increase From Existing) and ultimately display a final sq/ft well in excess of 4000sq/ft. Externally there are panoramic gardens offering an excellent degree of privacy. The gardens are well established with mature evergreen hedging and trees which offers a delicate soft landscape. There is large tiled patio off the open plan kitchen area ideal for outdoor entertaining, whilst a double detached garage with electric remote controlled roller shutter door will accommodate several vehicles or provide an array of storage.



GASCOIGNE HALMAN















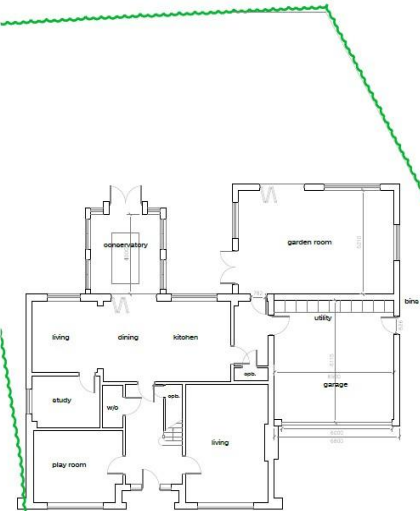
GASCOIGNE HALMAN



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

DIRECTIONS

SK7 1SL

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Shackleton Road, Woodford

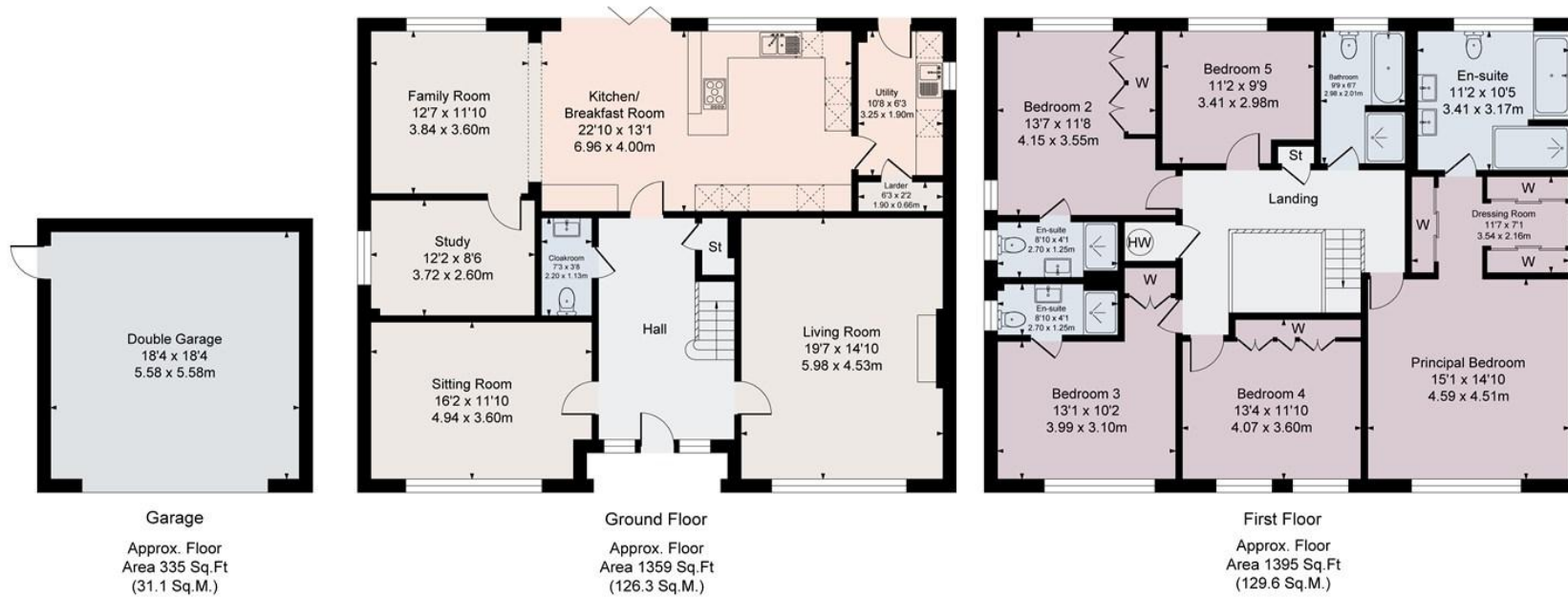
Total Approx. Floor Area

Main House = 2754 Sq.ft. (255.9 Sq.M)

Garage = 335 Sq.ft. (31.1 Sq.M)

Total = 3089 Sq.ft. (287.0 Sq.M)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE