



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Woodside 37 Taunton Road

Sale, M33 5DD



£1,595,000

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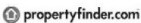


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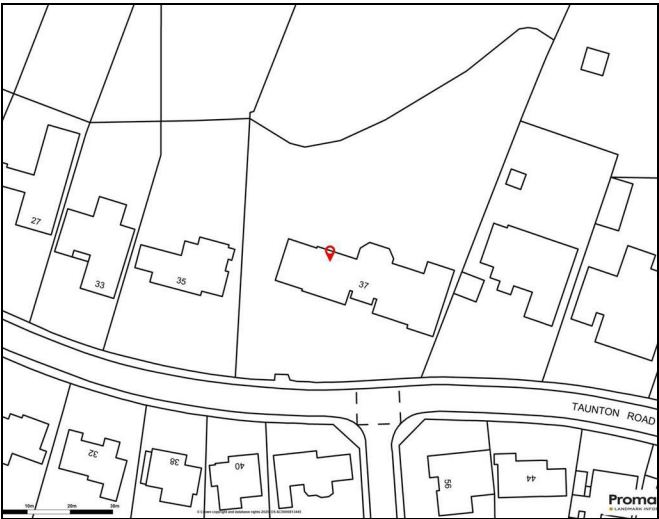
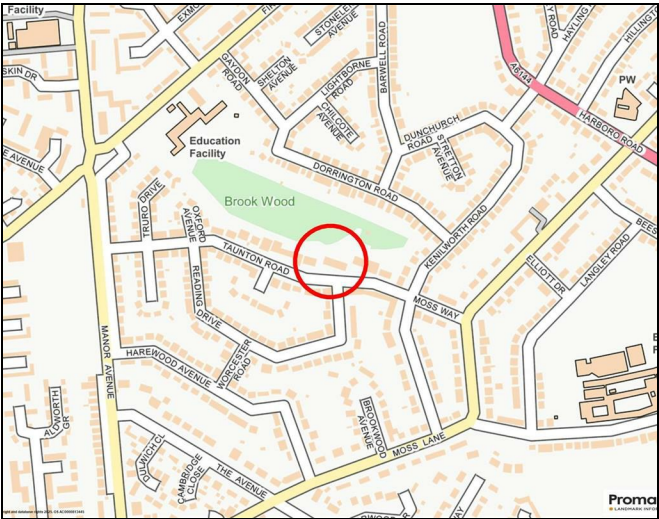
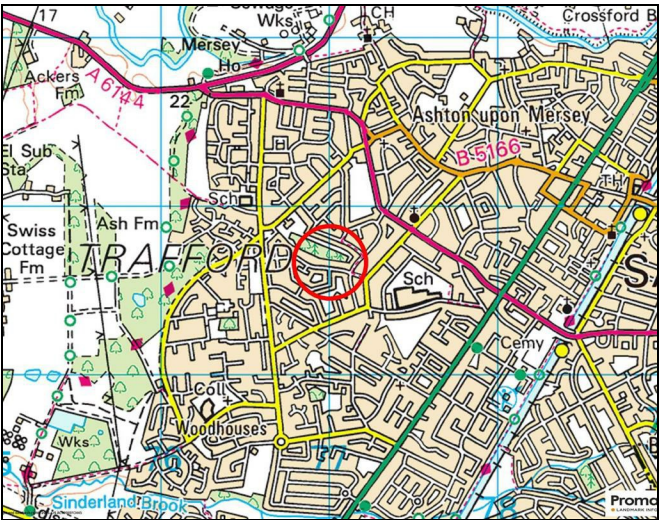
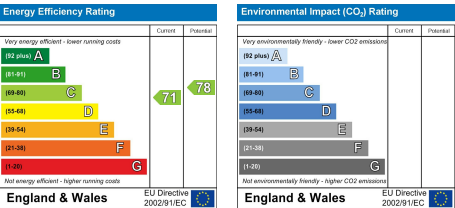


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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

ONE OF THE BEST PLOTS IN SALE! A STUNNING, COMPREHENSIVELY UPGRADED AND EXTENDED, DETACHED FAMILY HOME STANDING ON AN INCREDIBLE OVER 1.5 ACRE PLOT, SUPERBLY POSITIONED ON THIS MOST DESIRABLE LOCATION PERFECT FOR SCHOOLS/TOWN CENTRE. EXTENSIVE ACCOMMODATION OVER 5000 SQFT.

Porch. Reception Hall. Lounge. Dining Room. Garden Room/Sunroom. Breakfast Kitchen. Utility. Four double Bedrooms. Three Bath/Shower - Two En Suite. LGF Games Room/Family Room/Gym with Shower. Huge Driveway. Double Garage. The most amazing gardens! AN INCREDIBLE PROPERTY!

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**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



# in detail

A stunning, comprehensively upgraded and extended, Four Bedroomed Detached which enjoys a spectacular established plot extending to over 1.5 acres.

Internally, the property offers over 5000 sqft, huge rooms throughout, three reception rooms, family kitchen, four double bedrooms, four bath/shower rooms including a wonderful master bedroom suite with dressing room and walk in wardrobe.

This property enjoys what has to be one of the largest plots in Sale, beautifully landscaped and is the perfect backdrop to be enjoyed from most rooms.

The location is ideal, just off Moss Lane, being one of Sale's most desirable roads, close to several of the popular schools and the Town Centre.

In addition to the Accommodation, there is extensive Parking on a gated Driveway, Double Garage with access to the house and to the Lower Ground Floor and of course the amazing Gardens.

An internal viewing will reveal:

Entrance Porch, having uPVC double glazed double doors to the front. uPVC double glazed windows to the front and both sides. Double glazed glass roof. Opaque, leaded double doors open to the Reception Hallway.

Reception Hallway. A stunning entrance into the property – certainly setting the spacious theme that is evident throughout. There is a door to the left opening towards the Bedrooms Area. Four steps up to the right leads to a continuation of the Hallway and the Reception Rooms. Spindled staircase which steps down and provides access to the large Games Room. Multi-paned double doors open into the Conservatory.

Garden Room. An amazing, large entertaining room, having double glazed windows providing fabulous views over the Gardens. Built up with brick walls and 3 large radiators to be used all through the year. Vaulted ceiling with four, Velux skylight windows and a door provides access to the Gardens. Spindled staircase with several steps up where there is a door to the Breakfast Kitchen.

Breakfast Kitchen. A fabulous Family Kitchen with plenty of space for a table. The Kitchen itself is fitted with an extensive range of base and eye-level units with chrome handles and starlight, galaxy granite worktops over with inset, oversized sink unit with mixer tap. Built-in 'Smeg and Gaggenau' extra wide ovens with five ring 'Smeg' gas hob and two large extractor hoods over. Ample space for a range of further freestanding appliances. Integrated dishwasher. uPVC double glazed window to the rear elevation providing views over the Garden. Glazed door which steps down into the Garden Room.

Formal Lounge. A vast large Reception Room, having an enormous picture window to the rear elevation providing perfect views over the large Gardens. There is then a set of uPVC double glazed French doors opening out onto a decked patio with steps down to the Garden.

Double Garage, having an electronically operated door to the front. Within the Garage is the 'Vaillant', gas central heating boiler (installed in May 2025) with high-pressurised hot water tank. Four steps up to the house and down to the Lower Ground Floor.

Dining Room. Another generous Reception Room, having two, uPVC double glazed windows to the front elevation.

Hallway. Having a uPVC double glazed window to the side elevation. Doors then provide access to Four of the Double Bedrooms, Utility Room, Family Bathroom and additional Shower Room. Wood flooring.

Addition Shower Room fitted with a suite and comprising of double-width shower enclosure with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed window to the front elevation. Continuation of the wood flooring.

Bedroom One. A magnificent, large Double Bedroom, having a set of uPVC double glazed French doors opening out onto the incredible rear Garden. Door opens to a large walk-in wardrobe and further door through to the Dressing Room.

Dressing Room, having an opaque, uPVC double glazed window to the front elevation. Built-in wardrobes to two walls. Further fitted drawers. Doors then open to the En Suite Bathroom and a further door opens to the WC.

En Suite Bathroom. A large Bathroom, fitted with a suite comprising of deep, double-ended tiled bath with shower mixer attachment, separate, large shower enclosure with thermostatic shower and vanity sink unit. Opaque, uPVC double glazed window to the front elevation. Wall-mounted, heated, polished chrome towel rail radiator.

Utility Room, having ideal storage space but also fitted worktop with space beneath suitable for a washing machine.

Bedroom Two. Another excellent-sized Double Bedroom, having a uPVC double glazed window to the front elevation. Built-in wardrobes. Door through to the En Suite Bathroom.

En Suite Bathroom Two, fitted with a suite and comprising of a Jacuzzi panelled bath with shower mixer attachment, separate enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Opaque, uPVC double glazed window to the front elevation. Wood flooring.

Bedroom Three, having a uPVC double glazed door with windows flanking both sides opening out onto the rear Garden. Built-in wardrobes.

Bedroom Four. Still a good Double Bedroom, having a uPVC double glazed door with windows flanking both sides and above opening out onto the rear Garden.

Family Bathroom. Another impressive, large Bathroom, fitted with a suite and comprising of wide Jacuzzi bath with shower mixer attachment, separate shower enclosure with multi-jet system, WC, bidet and vanity sink unit. Opaque, uPVC double glazed door and windows open out to the rear Garden. Wood flooring.

In addition to the Accommodation, there is extensive Parking on separate in/out gated Driveway, large Double Garage with access to the house and Lower Ground Floor and of course the amazing Gardens.

The gardens are unbelievable, feels very much like the backdrop of a park, having a large expanse of lawn surrounded by lots of carefully landscaped areas showing off a whole variety of shrubs and trees. There is also woodland to the rear with a large greenhouse and 4 sheds providing more than adequate storage of garden equipment and composting areas. It also features a huge full width patio perfect for entertaining!

One of the most amazing properties to enter the market in Sale!

