



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**12 WOODEND LANE, SK15 2SR**  
**£775,000**



5



3



2





## DESCRIPTION

AN OUTSTANDING OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL FIVE BEDROOM DETACHED PROPERTY, LOCATED IN ONE OF THE AREAS MOST DESIRABLE LOCATIONS, ENJOYING FABULOUS RURAL VIEWS FROM ITS LARGE SOUTH WEST FACING GARDEN.

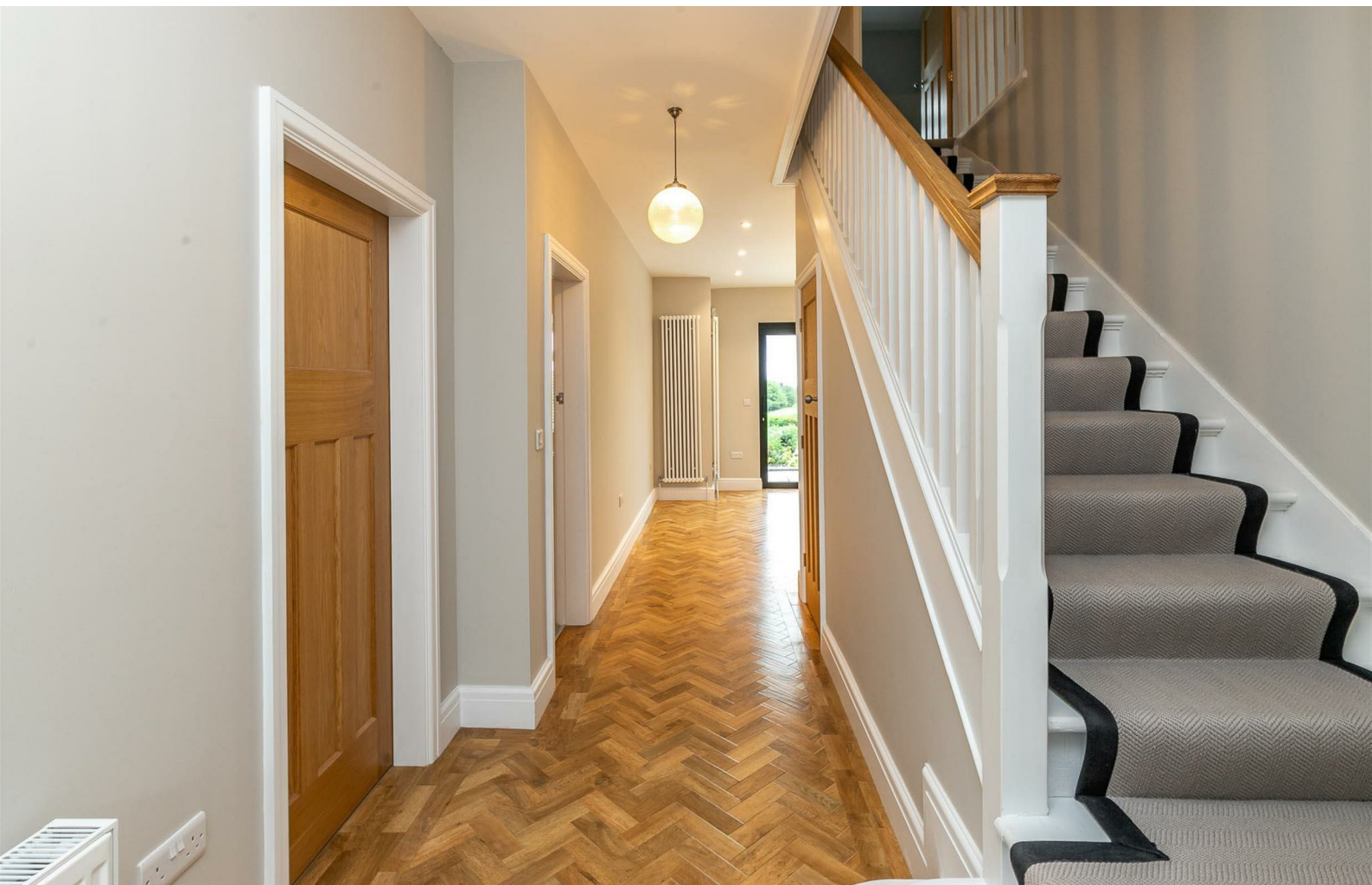
The house has been fully refurbished to an exceptionally high specification, benefitting from a spacious lounge with media wall, dining room with bay window and a bespoke dining kitchen with quartz worktops, central island, downdraft hob, Wi-Fi oven/microwave, warming draw and Quooker hot water tap. The downstairs also benefits from a utility room housing the boiler, shoe store, Cloaks WC and double garage with electronically operated door. To the first floor there is a spacious landing, five generous size bedrooms, a luxurious family bathroom and an en-suite to the master bedroom.

Some of the recent improvements include a full rewire, replacement roof, full re-plastering, replacement internal joinery, timeless flush double-glazing and three panel sliding doors to the dining kitchen. One of the exceptional features of this property is that it has a 22kwh EV charger connected to a three phase electricity supply. This will allow a family to charge their electric vehicle up to three times faster than a standard home charger and at a lower cost. The property also benefits from a security alarm system and surround CCTV.

The substantial rear garden is perfect for entertaining with its South West aspect, large patio area, and fabulous views of the adjacent fields. The front of the house benefits from an extensive resin driveway for approximately eight vehicles and there is provision in place for electric gates.

## KEY FEATURES

- Five bedroom detached property
- Fully refurbished to an exceptionally high standard
- En-suite to master bedroom
- Driveway for approx. 8 vehicles
- Highly desirable location
- Large South West facing gardens
- Bespoke dining kitchen
- Rural aspect to rear
- Double garage with electric door
- 22kwh EV home charger



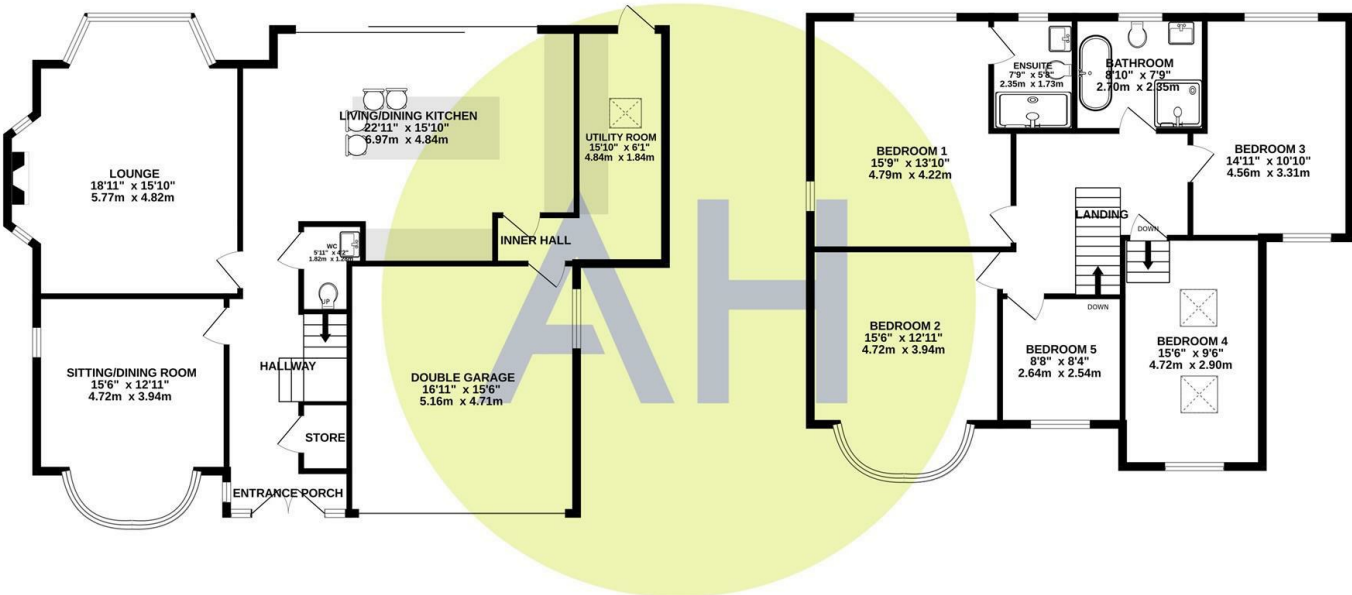






GROUND FLOOR  
1429 sq.ft. (132.8 sq.m.) approx.

1ST FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 2561 sq.ft. (237.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



ASHWORTH HOLME

16-18 CROSS STREET, SALE, CHESHIRE M33 7AE  
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK  
WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.