



The Coppice, Marple







# The Coppice

Marple, Stockport

Nestled in the heart of Marple, this exceptional 4-bedroom detached house presents a captivating blend of elegance and functionality.

Stepping inside, you are greeted by a welcoming ambience that flows through the generous living spaces adorned with charming original features.







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The ground floor showcases two expansive reception rooms that cater to both daily family life and sophisticated entertaining.

The kitchen, offering scenic views of the lush surroundings, is complemented by a convenient utility room and a WC for added practicality.













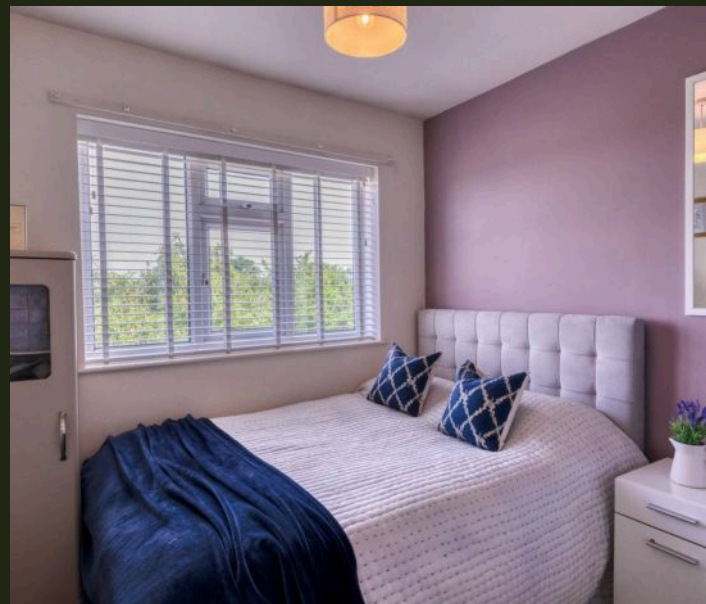
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Ascending the stairs, the first floor unveils four well appointed bedrooms, including a luxurious principal bedroom with its own en-suite.

The family bathroom provides a sleek and serene retreat for relaxation.

Beyond the interiors lies a remarkable outdoor haven that amplifies the appeal of this residence.







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The Coppice boasts a single attached garage along with a detached double garage, each equipped with power supply to accommodate varying needs, be it storage or workshop activities.

A capacious driveway invites you to accommodate multiple vehicles with ease.

The rear of the property affords breath-taking panoramic views, setting the stage for an idyllic setting to unwind or entertain guests. Excellently positioned in a tranquil yet well-connected neighbourhood, this home ensures convenience for families and commuters alike, with its proximity to major transportation links and local amenities.

Don't miss this rare opportunity to secure a property of such magnitude and charm in the highly coveted locale of Marple, offering access to the renowned Marple High School, convenient transport connections, and scenic routes to Manchester and the Peak District.

The Coppice is positioned at the bottom of a quiet cul de sac just off Stockport Road. You can stroll into Marple which has bars and restaurants adding to the fantastic facilities and atmosphere. There is an array of shops with some household names and independents, plus a cinema showing the latest releases. If you are looking for baby/toddler classes or cards and presents for the older generation you will not be disappointed. You can reach Rose Hill station in around 15 minutes if you are walking, giving fantastic access into Manchester and the Peak District. The road networks also enable you to commute either North or South.

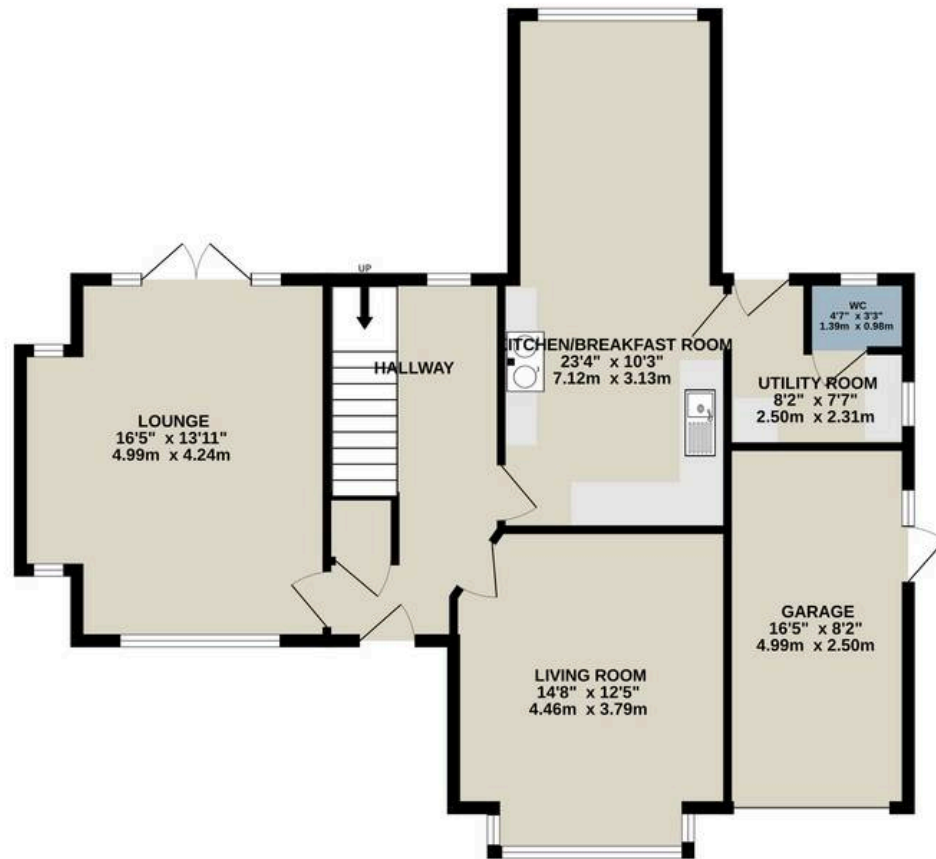




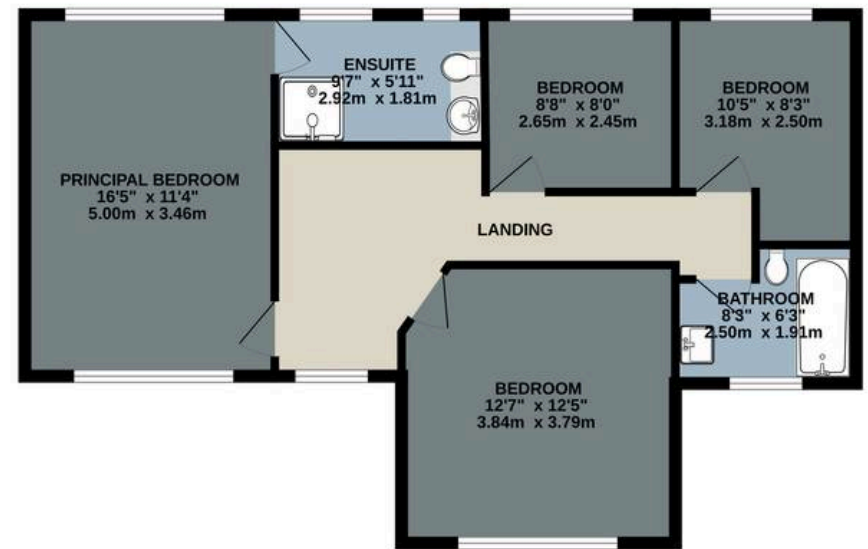




GROUND FLOOR  
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 1644 sq.ft. (152.7 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.  
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Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached property at the end of a quite cul de sac
- Off road parking for all the families cars
- Open fields and stunning views to the rear of the property
- Two minute drive to Marple town centre
- 15 minute walk to train station , trains direct to Manchester
- Four generous bedrooms and three bathrooms
- Sociable family areas with separate lounge for quite evenings
- Principal bedroom with en suite
- Single integrated garage and a further double garage







## Jardine Estates

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