

Tatton Gardens, Woodley

JARDINE ESTATES



Tatton Gardens

Woodley, Stockport

On a quiet cul-de-sac in Woodley, a 1960s family home with an exceptional garden waits for its next chapter.

Some houses reveal themselves slowly. Number 9 Tatton Gardens does it all at once, the moment you step through to the back of the house and the garden opens up before you: a long, private ribbon of lawn, framed by mature hedging and established trees.

It is the kind of plot that usually comes with a country address, yet here it sits on a peaceful residential street within easy reach of Stockport and Manchester.

The house itself is a classic of its era, red brick and generously proportioned, offering some 1,695 square feet across two floors.

It has been cherished by its current owners for over 50 years, and much of its original character remains, from leaded bay windows to a marble fireplace in the lounge.

For the right buyer, that makes it something increasingly rare: a well-built family home with good bones and a genuinely blank canvas.

At the front, the lounge is a calm, light-filled room arranged around its fireplace, with a deep bay window catching the morning light.













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Next door, the dining room is where the house begins to open up.

A wide arch leads into an 18-foot conservatory with honey-toned wood floors and sliding doors that dissolve the boundary between inside and out.

On a summer evening, with the doors drawn back and the garden stretching away, it is easy to imagine long suppers that drift outdoors as the light fades.

The kitchen, at more than 17 feet, is a substantial space with a range-style cooker and a wealth of storage, and it is ripe for reinvention.

Knocked through or reimagined, this whole rear section could become the open-plan heart of the home that modern families crave, subject to the usual consents.

A separate utility room, with its own wide window onto the garden, keeps the practical side of life neatly out of view, and a cloakroom WC and integral garage complete the ground floor.





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Upstairs, four bedrooms offer flexibility for growing families, home working or guests.

The rear rooms are the ones to covet, each currently enjoying a leafy, open outlook over the treetops to Werneth Low, two are lined with a full wall of fitted wardrobes.

The third bedroom comes with a large storage room of its own, perfectly placed to become an accessible storage area for all the family.

The front bedroom has a pretty leaded bay, while a smaller fourth bedroom would make an ideal study or nursery.

A family bathroom with both bath and separate shower serves the floor.













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But it is the garden that will stay with you.

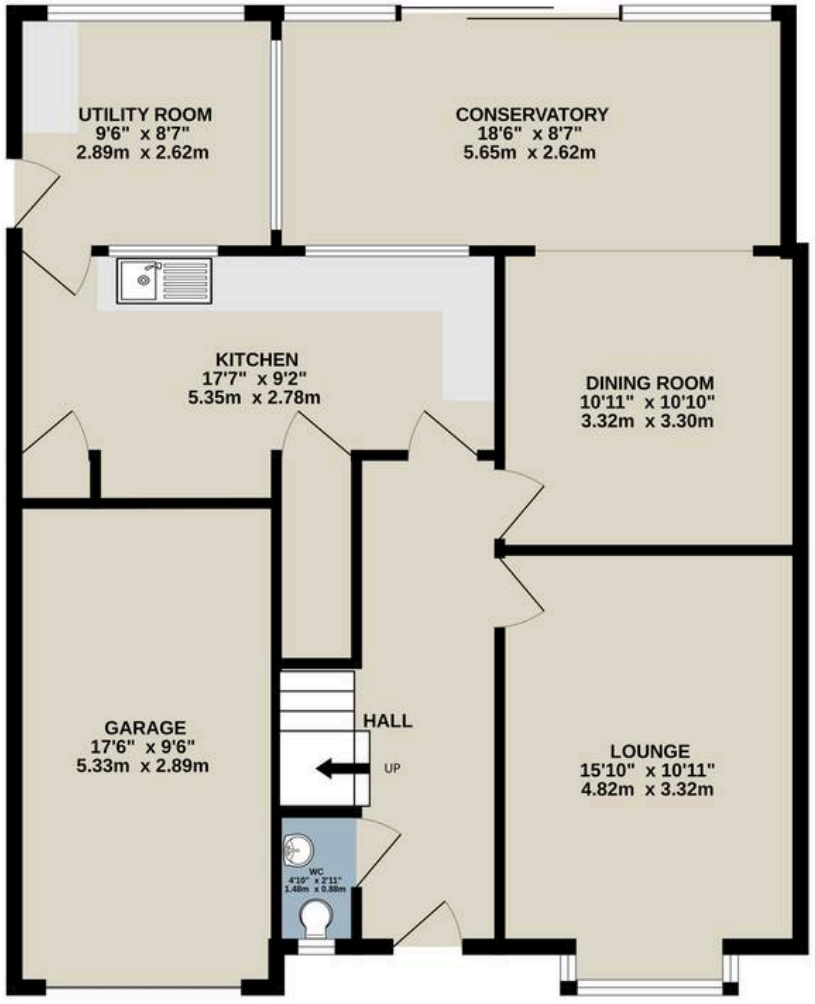
Private, generous and unusually long, it offers that most precious of commodities: space. It is a place for children to roam, for vegetable beds and fruit trees, for a garden studio or simply for a quiet chair beneath the trees on a summer evening.

Homes like this, with space, light and a garden of this scale, rarely come to the market. This one deserves to be seen.

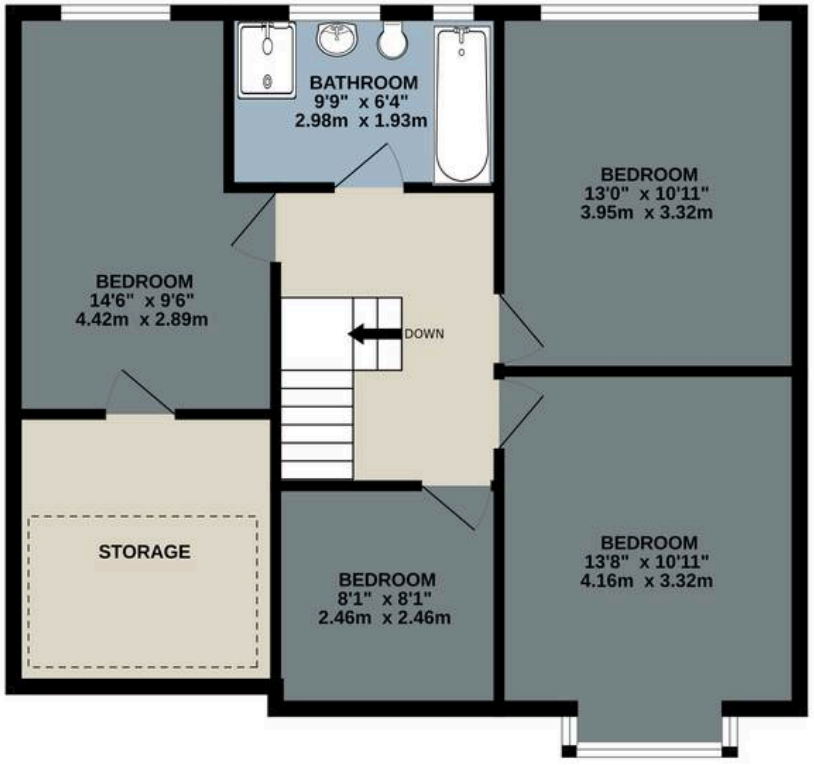
We are aware that the land to the rear of the property has the potential for the development of up to five houses at some point in the future. Interested parties are advised to make their own enquiries with Stockport Council's planning department, and we are happy to share further details on request.



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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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Woodley has the easy charm of a village with the reach of a city suburb. It sits on the eastern edge of Stockport, alongside Bredbury, Romiley and the Peak Forest Canal, with the green slopes of Werneth Low rising just behind it. For walkers, runners and weekend wanderers, Werneth Low is the great draw. Its 200-acre country park offers sweeping views across Greater Manchester and towards the hills of the Peak District, while the riverside trails of Etherow Country Park lie a short drive away. Closer to home, Stockport Sports Village in Woodley provides a gym, sauna and football pitches, and Woodley Cricket Club plays on nearby High Lane. Everyday life is well catered for. Woodley village offers its precinct of shops and a health centre on Hyde Road, with Romiley's cafés, restaurants and independent shops close by. Families will appreciate the local Primary Schools with secondary options also close at hand. Connections are excellent. Woodley station, around nine miles east of Manchester, has direct rail services into the city, while regular buses run to Stockport, Hyde, Romiley and Marple. Junction 25 of the M60 is close at hand, opening up the wider North West, and the Peak District is within easy reach for days out in the hills.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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