



**GASCOIGNE
HALMAN**

Bramley Road, Bramhall, Stockport
£935,000

THE AREA'S LEADING ESTATE AGENCY



A stunning detached family property enjoying a superb location, close to the village with generous accommodation presented to a high standard throughout including a large entrance hall and downstairs WC, superb lounge, separate sitting room and a gym/study room and a fabulous open plan 35 ft family living dining kitchen. 5 bedrooms in total with 3 bathrooms, 2 being en-suites, garage and private gardens. Bramhall train station is within easy reach as are the excellent primary & secondary Schools. Viewing highly recommended.

Property details

- Superb 35 ft open plan living dining kitchen with centre island unit
- Within walking distance to Bramhall village & Bramhall train station
- Five spacious bedrooms and three bathrooms
- Utility room & Gym with vaulted ceiling & skylight windows & double doors
- In & Out driveway providing ample parking with integral garage
- Stunning gallery landing with contemporary glass balustrade



About this property

'Bramley House' is an executive detached family home positioned on the doorstep of Bramhall village whilst revealing an excellent high specification throughout. This large detached family property enjoys five bedrooms, three stylish and elegant bathrooms and comprehensive living accommodation in excess of 2700 sq/ft. The property is situated within easy walking distance to Bramhall village and the local amenities. This superb modern residence comprises a lovely welcoming reception hallway and a gallery landing which features a fashionable glass balustrade. A superb main lounge with feature fireplace is complimented by an excellent separate sitting room, home office or playroom. At the heart of the home is a stunning 35 ft open plan dining kitchen with granite work tops, centre island unit and a family room area with double doors to outside. In addition there is a utility along with a large gym with double doors to the rear garden. This gym is a multifunctional space which could also be used for a variety of other purposes.

The first floor comprises five bedrooms, all accessed off the gallery landing, two of which have high quality en-suites. A variety of bedrooms also include bespoke fitted wardrobes. There is also a further family bathroom off the landing. To the front is ample parking with an in and out driveway and integral garage, whilst to the rear the gardens are well screened offering an excellent degree of privacy. There is also a patio and raised deck area as well as artificial grass for ease of maintenance.



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DIRECTIONS

SK7 2DW

COUNCIL TAX BAND

E

TENURE

Leasehold

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		
69-80	C		71 C
55-68	D	61 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

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

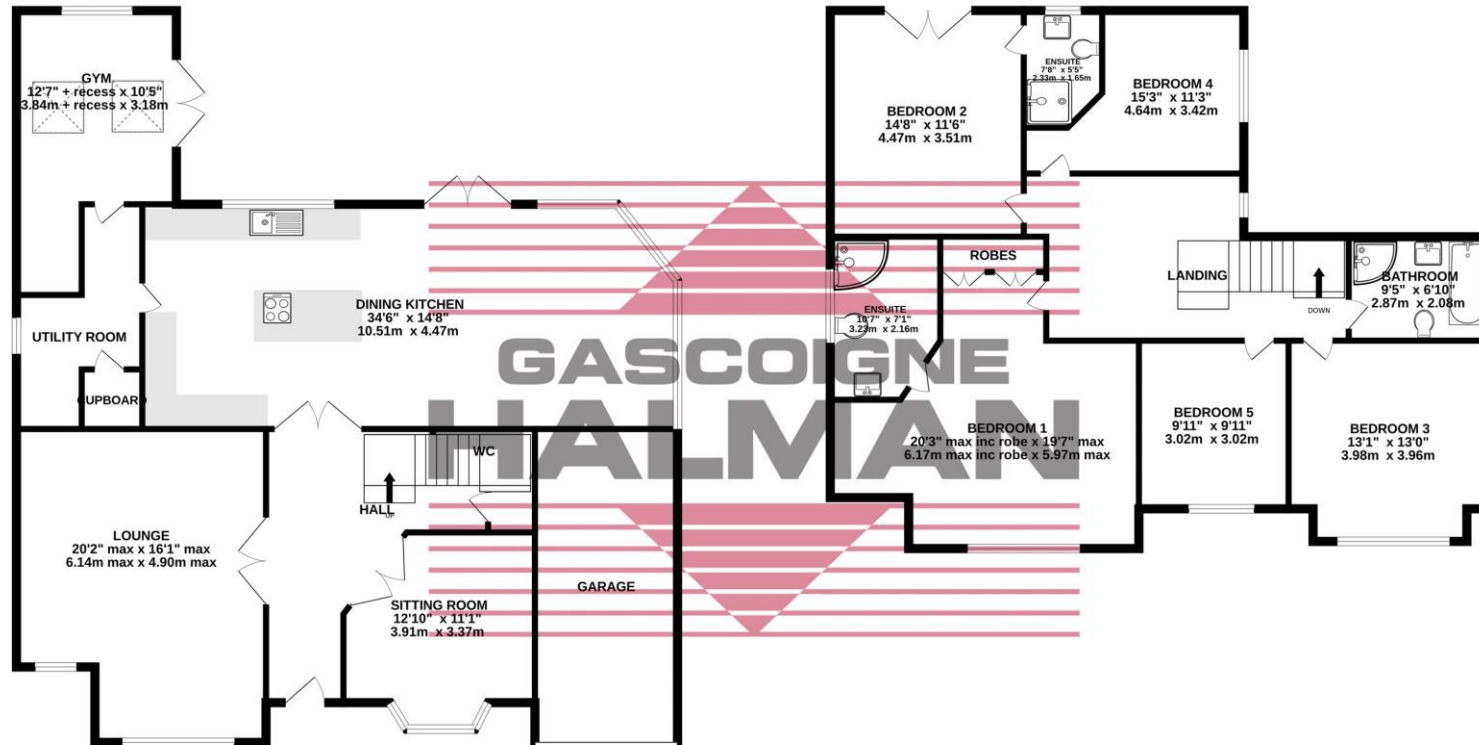
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.

1ST FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 2724 sq.ft. (253.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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