



**GASCOIGNE
HALMAN**

Roseberry, Forbes Park, Bramhall,
£875,000

THE AREA'S LEADING ESTATE AGENCY



'Roseberry' is a rare to the market detached bungalow which offers a unique elevated setting occupying a substantial private plot of around 0.5 acres or thereabouts. Positioned at the start of this highly desirable wonderful residential cul-de-sac just off Robins Lane and flanked by two mini twin towers known as 'gate houses', 'Roseberry' is a delight waiting for its next owner. Constructed by Harrison Developments this individually brick built bungalow has been established to a most appealing design whilst sitting on the doorstep of Bramhall Train Station as well as being conveniently located within walking distance of Bramhall Village. This detached home which reveals accommodation approaching 2300 sq/ft provides an abundance of living accommodation whilst standing in superb large landscaped private panoramic gardens. No Chain

Property details

- Forming Part Of A Fabulous Select Development Within Walking Distance Of Bramhall Village & Bramhall Train Station
- A Substantial Individually Designed Detached Bungalow Built To A Most Appealing Design By John Harrison of Harrison Developments
- Potential To Create Further Accommodation On The 1st Floor (Subject to Planning Permission & Building Regulations)
- Sitting On A Corner Plot of Around 0.5 Acres Or Thereabouts With Remarkable Woodland Backdrop
- An Abundance of Living Accommodation Approaching 2300 sq/ft Occupying A Beautiful Elevated Position & Substantial Established Private Gardens
- For Sale With No Onward Chain Providing Additional Convenience



About this property

Enjoying an elevated position on Forbes Park Road this outstanding bungalow displays excellent accommodation throughout. Leading up the sweeping driveway whilst observing the unique 'gate house' you are greeted by this remarkable imposing bay fronted residence which enjoys established front gardens which delicately slope away to Robins Lane. Entering the reception hallway you are immediately flanked by a large sitting room to the left which is currently used as a dining room but also an astonishingly large living room to the right which includes a feature bay window and even provides ample space for a baby grand piano (not included) for all those music enthusiasts. A useful WC is incorporated into the hall area too for additional convenience. Leading along the hallway corridor there are three well proportioned double bedrooms, all of which overlook the superb rear garden with its woodland backdrop. Two of the bedrooms include en-suite bathrooms whilst the master bedroom even promotes a dressing room complete with picture window and original stained glass. The third double bedroom could also be utilised as a further reception due to the patio doors leading out to the rear garden. Alternatively a buyer could easily create an opening into the adjacent en-suite, thus creating a Jack and Jill bathroom for bedrooms two and three. A modest kitchen leads through to a dining area also with sliding patio doors leading to the rear garden. A utility room provides ideal space for all those day to day appliances. A double garage caters for secure parking but equally displays excellent storage. The accommodation presents excellent opportunities and buyers can remodel the layout to suit their own needs and with some creative planning and the relevant consents it could even provide the chance for a full loft conversion. Currently the loft allows for plenty of storage which is certain to appeal to all buyers. Externally there are immaculate panoramic gardens with an established woodland backdrop to the rear which is certain to attract beautiful & interesting wildlife. There is a mainly laid to lawn garden which is shielded and protected by the large sloped borders. The sloped borders almost create a hillside within the garden which in effect provides a split level garden wrapping round the property. These curved garden contours give the illusion of a subterranean space allowing for an excellent degree of privacy. The property allows access to both sides, each side benefiting from a wrought iron gate. The gardens lead you back to the front where the borders gently slope away to Robins Lane but again offer an established private aspect. A sweeping driveway provides ample off road parking whilst the gate house to the foot of the driveway provides the perfect introduction to this superb residence. Towards the foot of Forbes Park and on the roundabout of Robins Lane there is also a useful public footpath which sits on the periphery of Bramhall Park Golf Club which in turn leads to Carrwood Road and extends back into Bramhall Park. Anyone who enjoys nature and walking is certain to be delighted with having this footpath on the doorstep.











DIRECTIONS

SK7 2RE

COUNCIL TAX BAND

G

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		81 B
69-80	C		
55-68	D	62 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

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

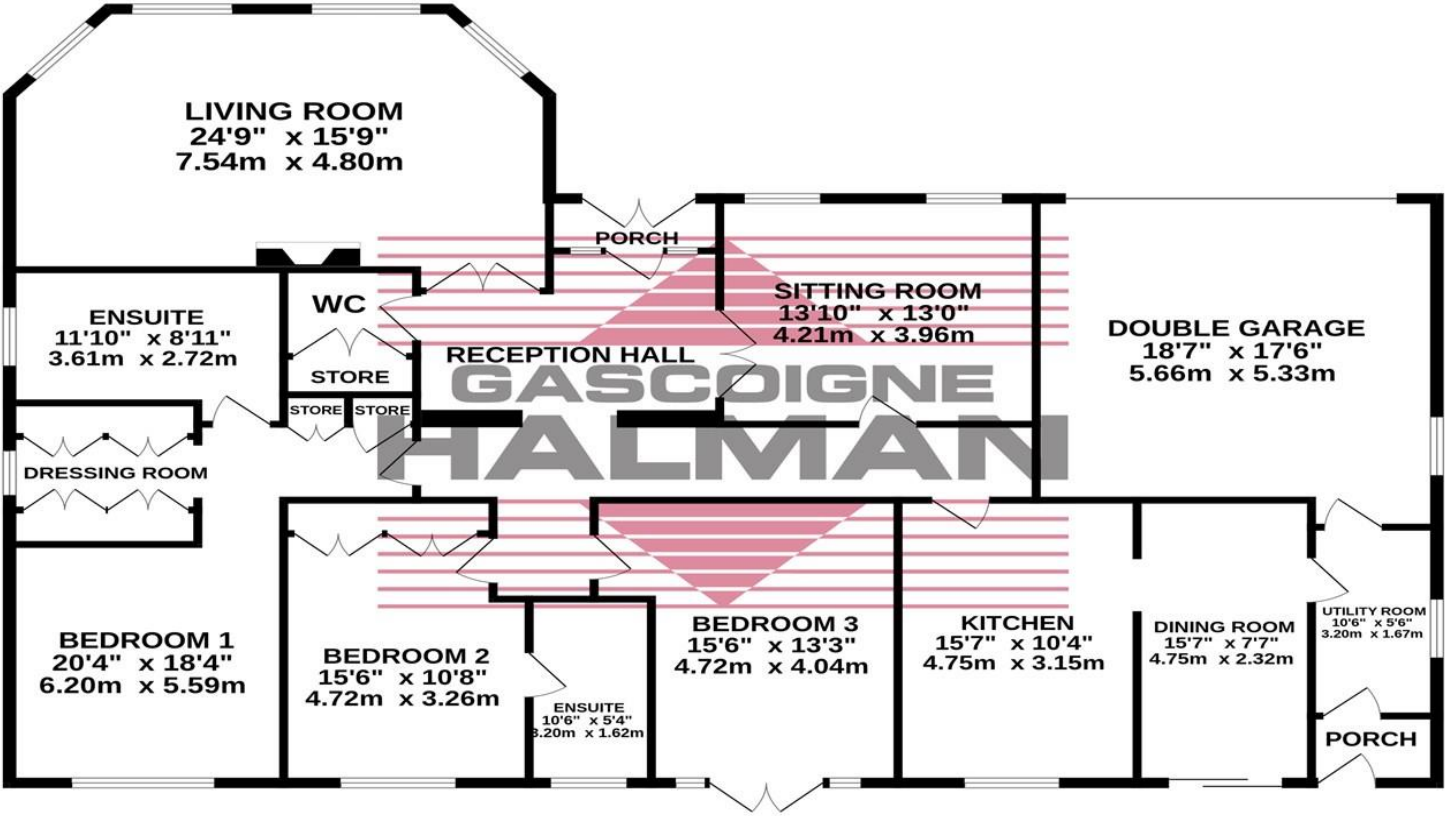
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
2278 sq.ft. (211.6 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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