



**GASCOIGNE
HALMAN**

Northcote Road, Bramhall
£1,100,000

THE AREA'S LEADING ESTATE AGENCY



This extended double fronted detached family home reveals a modern facade neatly positioned behind secure sliding gates. The property sits on a south facing plot approaching one third of an acre and impressively includes five large double bedrooms and four luxury bathrooms. With Three beautiful reception rooms and a magnificent open plan kitchen entertainment room, this substantial home is certain to provide ideal family accommodation approaching 2200 sq/ft. The property boasts a bespoke garden annexe complete with two large double bedrooms, both with dressing room and en-suite bathrooms along with a superb kitchen living dining room.

Property details

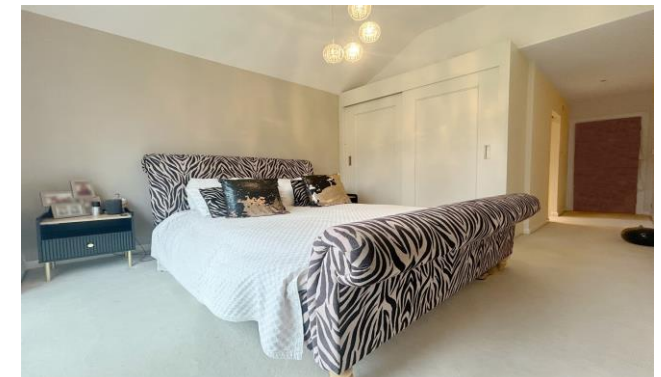
- Fully Modernised Five Bedroom Executive Detached Family Home
- Immaculate Open Plan Kitchen Family Room with Bi-Folding Doors
- Three Magnificent Bathrooms To The First Floor & Luxury Downstairs Shower Room
- Secure Landscaped Gated Driveway Providing Ample Parking
- Superb South Facing Rear Garden with an overall Plot Size Approaching One Third of an Acre or Thereabouts
- Bespoke Detached Garden Annexe Approaching 600 sq/ft Complete With Bedrooms & Bathrooms and Open Plan Kitchen Living Dining



About this property

This spectacular residence is positioned in a highly desirable residential location with easy access to Bramhall Train Station as well as being within walking distance to Ladybrook & Pownall Green Primary School and Bramhall High School. This property offers a perfect setting with Bramhall Gold Club and Bramhall village on the doorstep. Leading through the secure sliding electric gates you are greeted with this beautiful rendered detached home which displays ample secure parking. From the entrance porch you move into an elegant entrance hallway with feature staircase revealing contemporary glass balustrade. The hallway is flanked by a two superb reception rooms either side and a stylish downstairs shower room provides additional convenience. Leading through double doors you are welcomed into an astonishing large open plan kitchen family room complete with sitting area and dining area. Skylight windows and bi-folding doors as well as double patio doors allow ample light to pour into this vast open space. A utility room sits adjacent to the kitchen and in turn leads to a garage complete with mezzanine storage. Leading up the stairs the landing area branches off into five double bedrooms, two of which include a modern en-suite. The master bedroom displays a vaulted ceiling and Juliette balcony which enjoys superb elevated views across the south facing garden. There are also a range of fitted wardrobes to the master bedroom whilst a main fashionable family bathroom completes excellent accommodation throughout. Tucked behind this elegant home is a hidden gem of a garden with established borders supplying the garden with a superb level of privacy. The delightful south facing aspect will provide the perfect opportunity for the whole family to enjoy those summer family bbq's. This inviting garden promotes ample space for everyone with a large patio area providing an excellent entertaining space. A fascinating lawned garden is big enough to ensure the children can enjoy their favorite hobbies. A pathway leads to the rear of the garden where a captivating bespoke garden residence awaits. This superb annexe leaves no expense spared and includes a glorious open plan kitchen living dining room. Two large double bedrooms sit either side of the reception room, both of which incorporate a dressing room and a sophisticated bathroom. Each room enjoys bi-folding doors which introduces a seamless indoor outdoor atmosphere. This superb self contained annexe has been beautifully customised and provides unparalleled versatility, whether working from home or catering for multi-generational living. This sublime family home is certain to suit a variety of discerning buyers.











DIRECTIONS

SK7 2HF

COUNCIL TAX BAND

F

TENURE

Freehold

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		80 C
55-68	D	63 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 the premises

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?

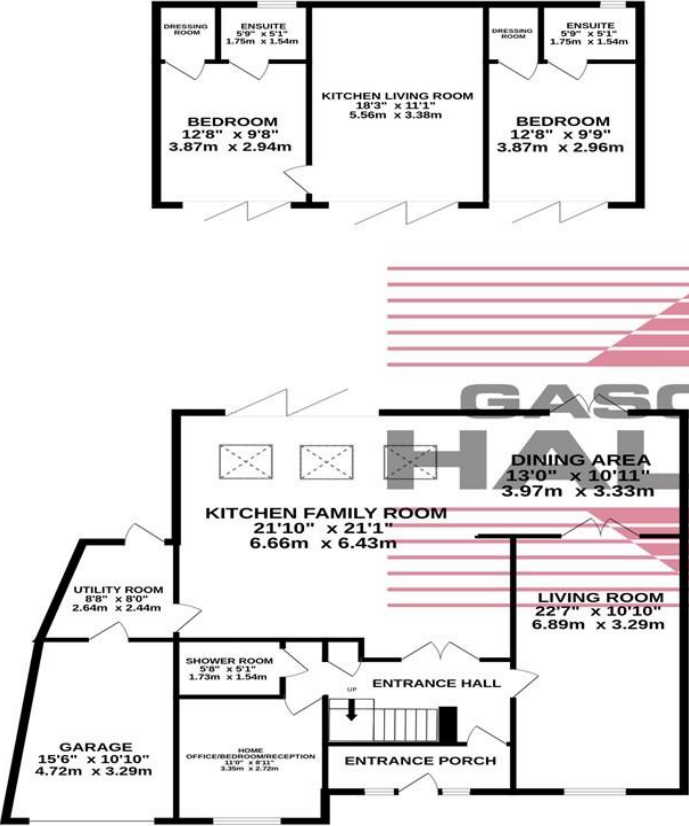
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

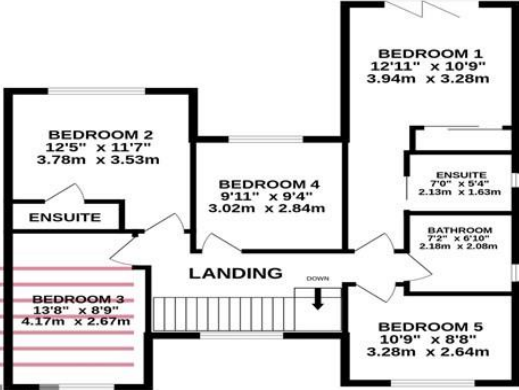
No

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GROUND FLOOR
1856 sq.ft. (172.4 sq.m.) approx.



1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2678 sq.ft. (248.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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