



**GASCOIGNE
HALMAN**

Moss Lane, Bramhall
£1,050,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the highly sought-after Moss Lane, this beautiful home offers direct and easy access to Bramhall village. A vibrant community known for its excellent schools at both primary and secondary levels, commuter links are superb, with Bramhall train station, major bus routes, and motorway connections within easy reach making travel to Manchester and beyond effortless.

Property details

- Modern Day Comforts Including Under Floor Heating Blended with Ample Period Features
- Walking Distance to Bramhall Village & Excellent Amenities
- Five Well Presented Spacious Bedrooms Incorporated in 2400 Sq/ft of Living Accommodation
- Open Plan Kitchen Family Room with Bi-Folding Doors and Skylight Windows
- Prime Location Occupying a Large Corner Plot with Superb Driveway For Ample Cars
- Downstairs W/C & Utility Area Providing Day to Day Convenience



About this property

Set on a fantastic corner plot, this home enjoys a beautiful landscape garden enclosed by mature borders, ensuring privacy and tranquility. The front of the property provides ample off-road parking, featuring a spacious driveway, a side space for additional parking, and a grand entrance that immediately impresses. Step through the impressive front door into a gorgeous reception hall that sets the tone for this elegant and meticulously designed home. A quarter-turned staircase leads upstairs, with access to the main living areas and a convenient downstairs WC. To the front of the home, you find a formal living room, a space that exudes charm with its impressive measurements, features windows overlooking the front garden, a gas fire with oak beam and decorative ceiling moldings that add character. A second reception room in the form of a sitting room offers a cozy retreat, complete with gas fire and bi-fold doors opening onto the magnificent rear garden. The open-plan dining kitchen is the heart of the home, a truly spectacular space designed for both practical family living and entertaining. The first section, as you enter features a multi fuel log burner, perfect for cooler evenings. The dining area sits adjacently to the casual seating area/snug. The kitchen area itself is flooded with natural light and boasts sleek, contemporary units, a central island and high-end appliances, whilst bi-fold doors lead directly onto the rear patio, seamlessly connecting indoor and outdoor spaces. A spacious utility room is complete with fitted appliances and additional storage is conveniently located off the kitchen. The downstairs W/C is located as you enter the home and completes superb ground floor accommodation. Making our way upstairs, the first floor offers four double bedrooms, two luxurious bathrooms, and a walk-in wardrobe/ closet off one of the bedrooms. The primary bedroom is a sanctuary of comfort, with fitted wardrobes and a stunning front-facing aspect. The second largest bedroom offers a beautiful rear garden view and features a walk-in wardrobe/ dressing space that spans the entire width of the room, this could easily be converted into an additional en-suite if desired.. A fourth bedroom, positioned to the front, provides ample space and versatility, while the third bedroom located at the side of the house, enjoys dual windows for plenty of natural light and benefits from its own en-suite shower room, complete with a Modern suite. The main family bathroom is nothing short of luxurious, featuring a four-piece suite with a bath, separate shower, wash hand basin, and WC all beautifully finished with contemporary fittings. A return staircase leads to the top floor, revealing an exceptional master suite. This expansive double bedroom offers an abundance of storage solutions, bespoke fitted wardrobes, and a stunning open plan ensuite bathroom area, a true showstopper in this remarkable home. To the landing area there is even a walk in dressing room providing further storage facilities. The rear garden is a true highlight, offering multiple areas to enjoy throughout the day. Directly accessible from the dining kitchen and rear sitting room, a large patio area is perfect for outdoor dining. A second entertaining patio is strategically placed beneath a stunning pergola, capturing the south-west aspect, ideal for relaxing in the sun. A generous lawn area completes the garden, providing plenty of space for additional entertainment or relaxation.











DIRECTIONS

SK7 1BQ

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		73 C
55-68	D	66 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?

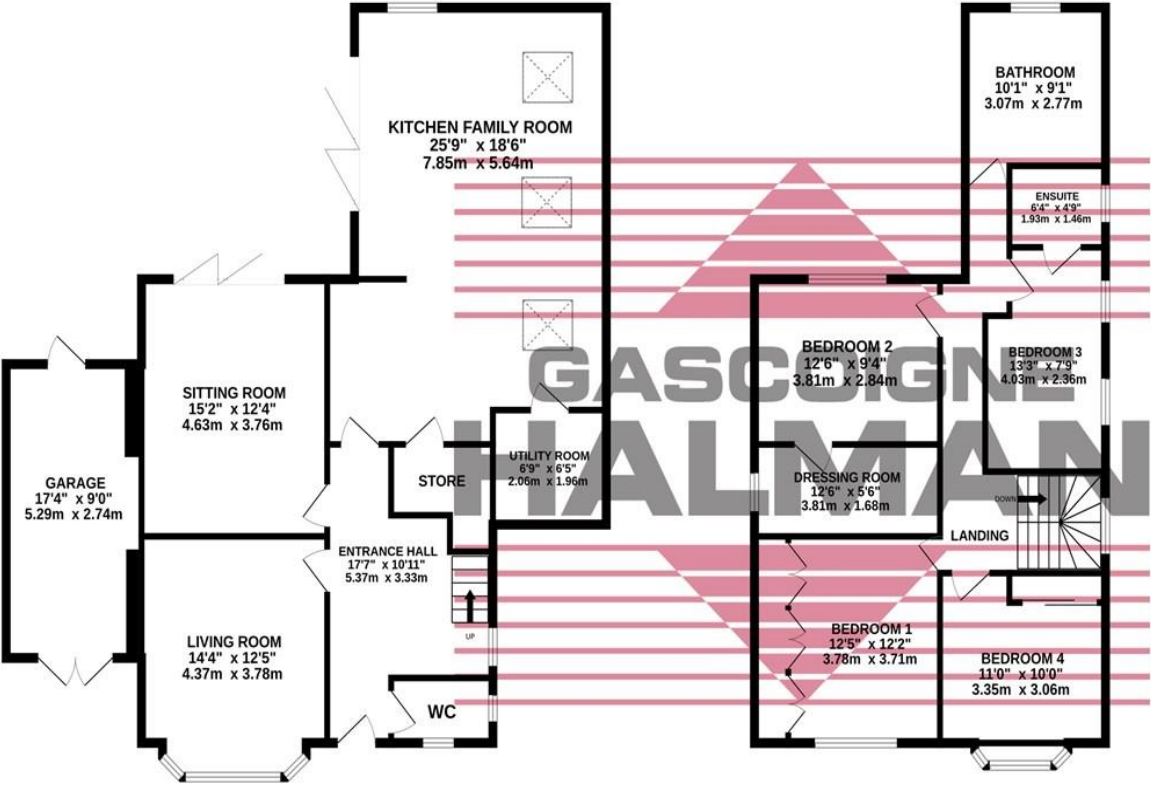
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

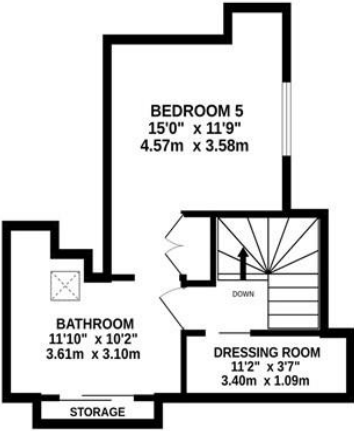
No

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
1178 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



2ND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

TOTAL FLOOR AREA : 2339 sq.ft. (217.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE