



**GASCOIGNE
HALMAN**

Deneway, Bramhall
£1,250,000

THE AREA'S LEADING ESTATE AGENCY



A distinguished four bedroom & four bathroom detached residence nestled in one of Bramhall's most coveted cul-de-sacs offering a tranquil residential family setting while being conveniently close to local amenities. Sitting on a large south facing plot of one third of an acre or thereabouts, this traditional detached home reveals an architecturally designed extension revealing beautiful accommodation approaching 2600 sq/ft which is ideal for families. The property is within easy reach of Bramhall Village, known for its boutique shops, cafes, and restaurants. Excellent transport links and reputable schools further enhance the appeal of this location.

Property details

- Substantial Private Established Plot Sitting on One Third Of An Acre or Thereabouts
- Bespoke Architecturally Designed Extension with High Specification Finish Throughout
- Highly Desirable Residential Family Location With Beautiful South Facing Rear Garden
- Close to Excellent Schools Including Hursthead Infant/Junior School
- Stunning Accommodation Approaching 2600 sq/ft with Four Wonderful Bedrooms & Four Stylish Bathrooms
- Sensational Kitchen Family Room With Underfloor Heating & Three Further Reception Rooms



About this property

Upon entering, a welcoming hallway complete with WC & cloakroom, leads to the main living areas. The living room complete with feature inglenook fireplace serves as a comfortable spacious reception room offering a space for relaxation and family gatherings. This light-filled reception room draws you in with classic noticeable original features whilst offering patio doors leading to the rear garden. The layout supports both cozy nights in by the fire and entertaining on a larger scale. The dining room offers a formal or informal eating area, windows allow natural light to pour in, and create a flow out to the rear patio ideal for dinner parties that spill into the garden on summer nights. A further third reception room promotes a delightful sitting room allowing families to enjoy flexible and multi-functional living spaces throughout the home. The sensational extended kitchen family room displays a high specification finish, featuring ample storage and workspace, catering to all your culinary needs. Floor to ceiling windows and doors which effortlessly glide open as well as a skylight ceiling lantern pour natural light into the magnificent space and provide the most fantastic views of the garden, creating a seamless indoor-outdoor experience. A centre island unit has been carefully designed and forms the heart of the home. A utility room adds convenience, offering additional storage and laundry facilities. A handy space that separates the hustle of the kitchen from laundry and cleaning tasks. Great for muddy boots, pet towels, or storing pantry overflow. A further WC is positioned just off the utility room whilst an integral garage provides even more storage. The first floor comprises four generously sized bedrooms, each providing a peaceful retreat. The extended master bedroom offers ample space and natural light, creating a serene atmosphere. This space offers a sophisticated and stylish sanctuary with vaulted ceiling, skylight windows and large windows with views across the garden. A contemporary tiled en-suite provides the perfect haven within this superb master suite. There are two further modern en-suite bathrooms servicing several of the bedrooms whilst a fourth bedroom illustrates versatile and suitable sleeping quarters for family members or guests. Positioned off the glorious landing is a family bathroom with separate WC which serves the first floor to accommodate daily routines. The garden offers serenity and space with the centerpiece being a beautifully maintained lawn that stretches generously across the width of the plot. It's perfect for children to play, dogs to roam freely, or summer garden parties with friends and family. Surrounding the lawn are well-established shrubs, perennials, and mature trees, creating privacy and a green, leafy outlook all year-round. Approaching the property, you're greeted by a substantial driveway providing ample parking for multiple vehicles. This rare to the market residence will suit families for generations to come.















DIRECTIONS

SK7 2AR

COUNCIL TAX BAND

G

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	69 C	79 C
55-68	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?

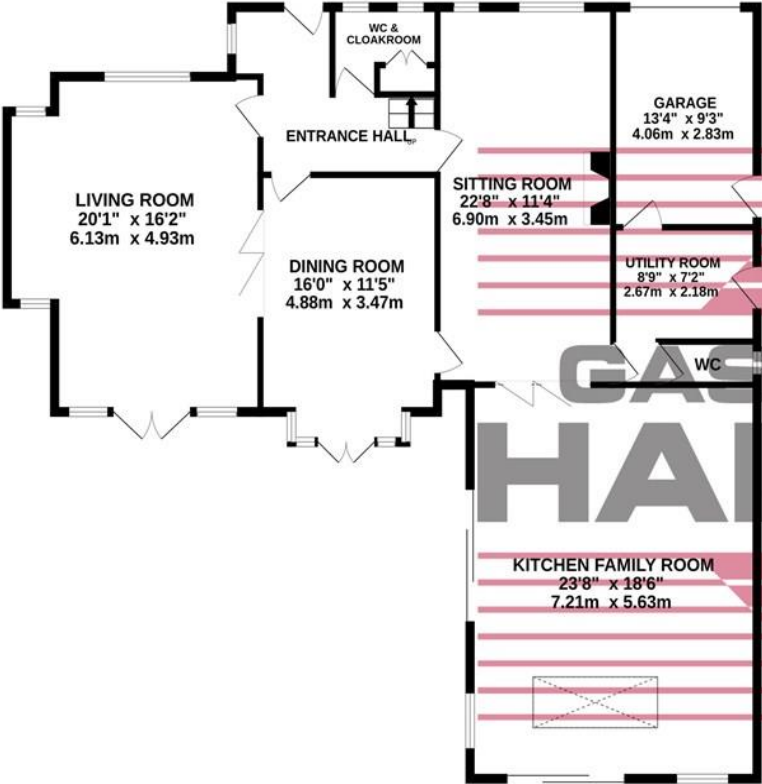
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

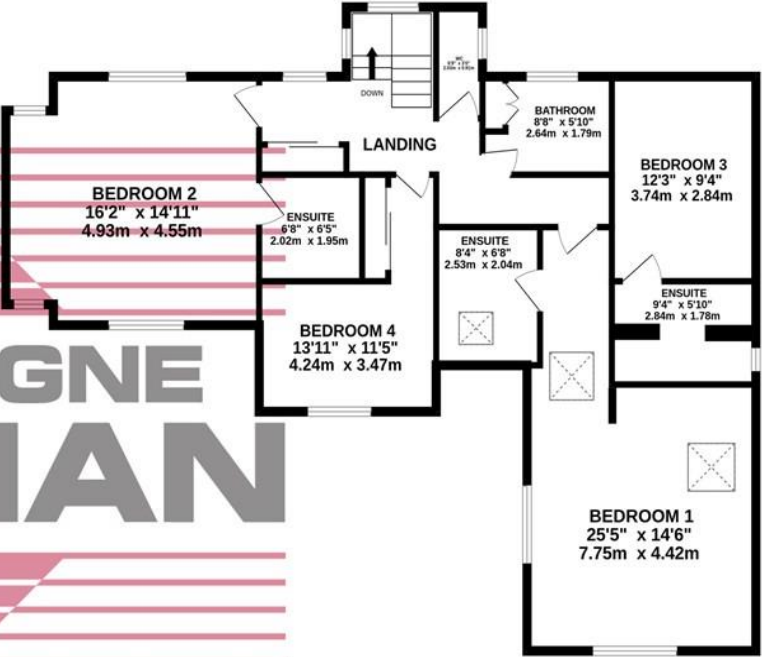
No

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GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
1100 sq.ft. (102.2 sq.m.) approx.





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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE