



**GASCOIGNE
HALMAN**

Victoria Way, Bramhall
£875,000.00

THE AREA'S LEADING ESTATE AGENCY



This remarkable residence has undergone full modernisation and refurbishment and now reveals a sublime high specification home with accommodation in excess of 2000 sq/ft. This property leaves no expense spared and caters for families or anyone looking to downsize too. The property will also suit those looking for multi-generational living as there are five bedrooms and four bathrooms spread across the ground floor and first floor. The property not only impresses on the inside with its contemporary layout and modern finish but the front facade promotes a striking appearance with its double height glass entrance hallway.

Property details

- 4/5 Bed Detached Residence Within Walking Distance of Bramhall Village
- Beautiful High Spec Accommodation In Excess of 2000 sq/ft
- Majestic Entrance Hallway With Gallery Landing & Double Height Vaulted Ceiling
- Double In & Out Driveway Providing Ample Off Road parking
- Extensively Re-modelled to Form Superb Versatile Living Accommodation With Bespoke Fixtures & Fittings
- Open Plan Kitchen Family Room with Separate Prep Kitchen & Utility Room



About this property

Nestled on the prestigious Victoria Way in Bramhall, this exquisite 5-bedroom, 4-bathroom detached house embodies elegance and sophistication. Boasting a generous floor area of 2088 square feet, this freehold property presents a harmonious blend of luxury and comfort. Upon entering, you are greeted by a grand entrance hallway featuring a captivating gallery landing and a double-height vaulted ceiling, setting the tone for the opulent living spaces within. The property has been meticulously remodeled to offer over 2000 sq/ft of high-spec accommodation, showcasing bespoke fixtures and fittings throughout. The allure of this residence is further enhanced by a double in and out driveway, providing ample off-road parking for convenience. Situated within walking distance of Bramhall Village, this home offers a prime location coupled with unparalleled craftsmanship. The heart of the home lies in the open-plan kitchen family room, complemented by a separate prep kitchen and utility room, perfect for both entertaining and everyday living. To the ground floor there are two capable double bedrooms, one of which includes a stylish en-suite. An additional shower room is positioned off the landing, ideal for guests. The large immaculate living room provides a media wall and bi-folding doors offering a seamless indoor outdoor atmosphere. To the first floor the property includes three double bedrooms, the master bedroom providing an en-suite and walk in wardrobe. The family bathroom and a useful landing storage cupboard complete the first floor accommodation whilst beautiful landscaped private gardens and a single garage compliment this magnificent home. This property truly exemplifies luxury living at its finest.

















DIRECTIONS

SK7 1DE

COUNCIL TAX BAND

E

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	70 C	80 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?

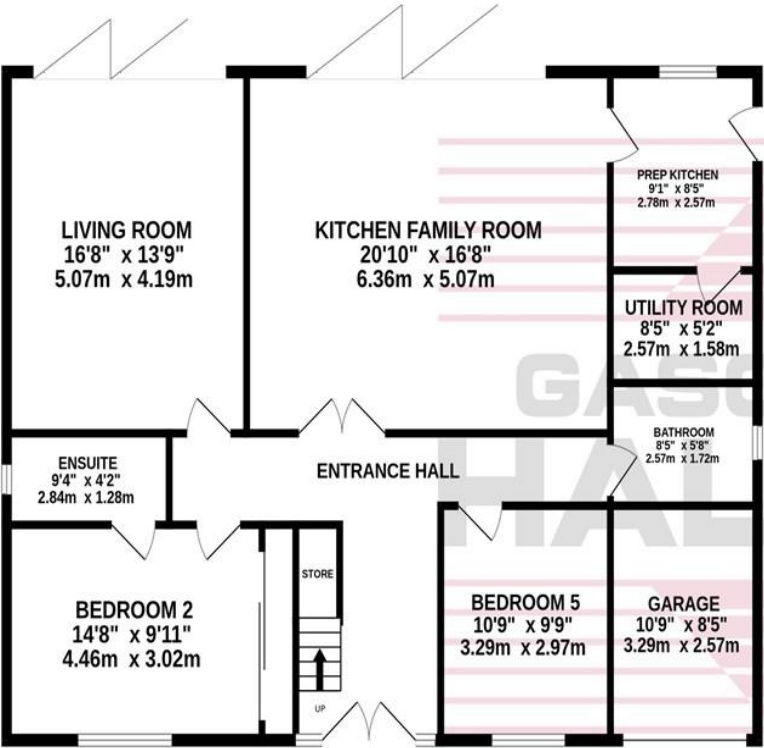
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

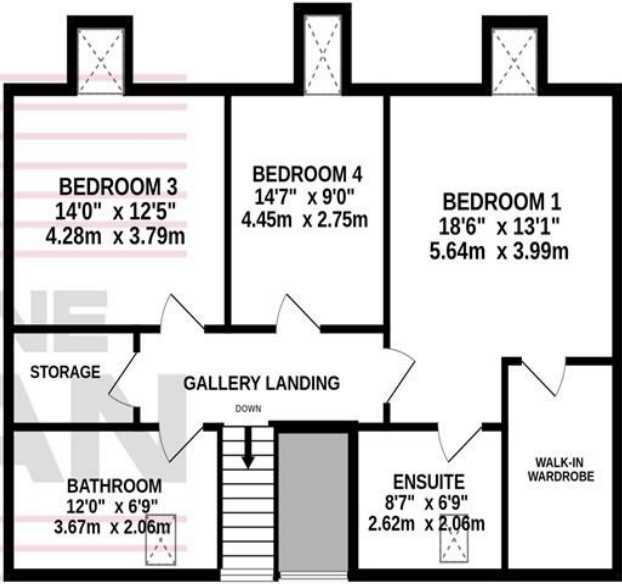
No

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GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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