

8 Queensgate, Bramhall

£1,250,000 Freehold

GENEROUS SOUTH-FACING GARDEN • LARGE PLOT WITH IN-OUT DRIVEWAY • BRAMHALL VILLAGE LOCATION •
BEAUTIFUL HOME LOVINGLY AND SYMPATHETICALLY EXTENDED • STUNNING OPEN-PLAN DINING KITCHEN • INTEGRAL
GARAGE • HIGH-SPECIFICATION FINISH



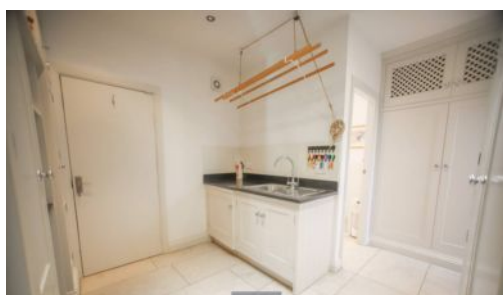
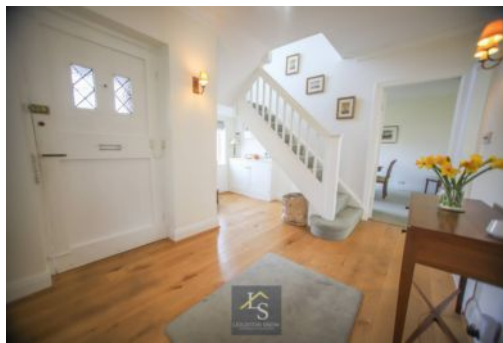
A magnificent four bedroom detached home sitting on a substantial south-facing plot in the heart of Bramhall village. Coming to the market for the first time in over forty years, this beautiful family home has been lovingly extended to provide all the modern-day comforts a family needs whilst retaining the warmth and charm of a 1920's property. Finished to an immaculate and high-specification, a new buyer can move in without the need for any works. Offered for sale with no onward chain.

Council Tax band: G

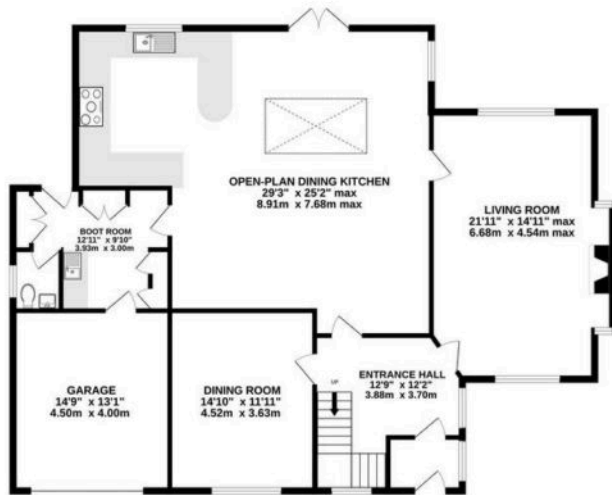
Tenure: Freehold



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GROUND FLOOR
1563 sq.ft. (145.2 sq.m.) approx.



1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Positioned behind a substantial driveway offering an in-out layout with two gates providing secure parking and a private setting, this handsome 1920's home sits proudly in its large plot. There is access down both sides and an electric door provides access into the integral garage. A generous porch leads into the light and spacious hallway with turning staircase leading to the first floor. Two reception rooms sit either side of the hallway with a dining room to the left and a dual-aspect living room to the right with an open-fire set within Lakeland slate. At the foot of the hallway sits the most-impressive open-plan dining kitchen, spanning the width of the property. Natural stone flooring is warmed by underfloor heating and sits under a marvellous ceiling lantern flooding the room with natural light. An electric retractable sliding blind sits under the lantern providing shade in the warmer months. A solid-wood bespoke David Lisle kitchen is painted in Farrow Ball's neutral and warm 'skimming stone' and sits under St Helen's Quartz worktops with a marvellous walk-in corner pantry. High-end appliances are integrated and include a Gaggenau Fridge and Freezer, Quooker tap, Franke sink and draining board, NEFF double oven/microwave and warming drawer, five burner induction hob and extractor fan, and an AEG dishwasher. The utility room boasts further David Lisle bespoke joinery with fitted cupboards providing an abundance of storage. A WC sits off the utility room as well as access out to the gardens, and internal access into the garage. To the first floor there are four double bedrooms, a study, family bathroom and en-suite sitting off a light landing with a floor-to-ceiling window overlooking the turning staircase. The master bedroom is privately tucked away at the foot of the landing and offers a spacious room with fitted mahogany wardrobes opening into a dressing area with further fitted wardrobes and access into the en-suite shower room. The three further double bedrooms all provide more storage with bespoke solid-wood fitted wardrobes. Bedroom two sits over the living room and benefits from the dual-aspect position. The family bathroom is another well-proportioned room comprising bath with shower over, WC and wash hand basin. There is a large airing cupboard in the bathroom alongside a further storage cupboard on the landing. Externally the south-facing rear garden is a wonderful and fully-enclosed space sitting in a private position surrounded by mature trees and hedging. A large lawn is bordered with low-maintenance flower beds, with a paved patio running the width of the property providing a lovely space to sit and relax. There is a wooden log-store and a metal coal-bunker to the left-hand side where there is also space for bins to be stored. The driveway at the front provides an impressive approach and offers super off-road parking alongside a charming lawn and





