

## 33 Ogden Road, Bramhall

£995,000 Freehold

BEAUTIFUL PERIOD FAMILY HOME • FIVE DOUBLE BEDROOMS, THREE BATHROOMS • STUNNING OPEN-PLAN DINING KITCHEN • PERIOD FEATURES BLENDED SEAMLESSLY ALONGSIDE CONTEMPORARY DESIGN • CENTRAL BRAMHALL POSITION • SUBSTANTIAL PLOT • EXPANSIVE SOUTH FACING GARDENS • DETACHED GARAGE





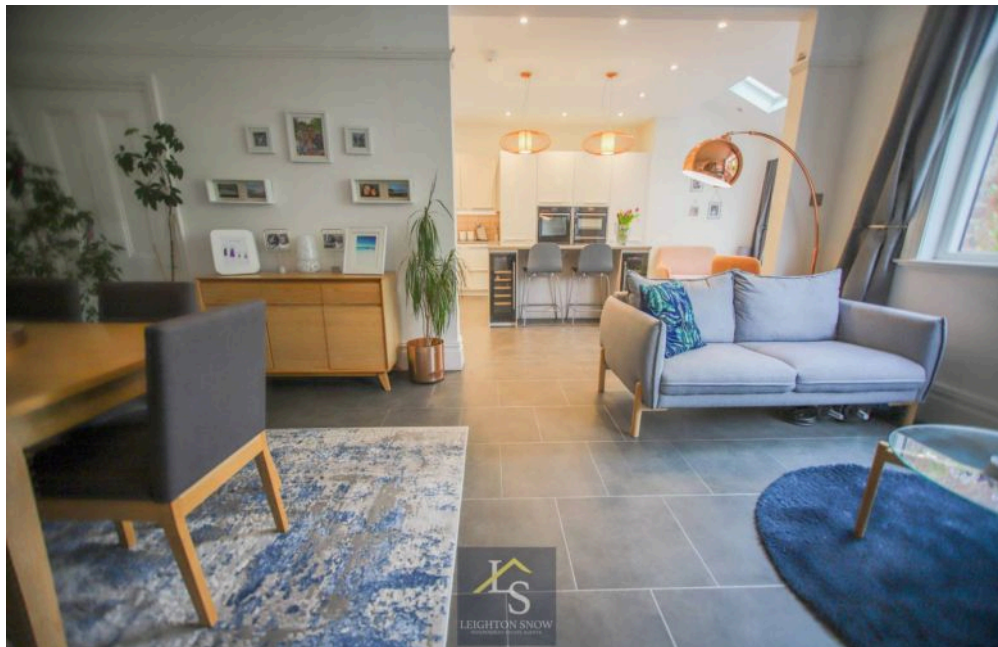
A beautiful period home standing proudly on a large plot with South-facing gardens. Sitting in the heart of Bramhall village this substantial family home is arranged over four floors and boasts five double bedrooms, three bathrooms and stunning open-plan dining kitchen and sitting room. Exuding a wealth of character features including stained glass windows and doors, high ceilings, fireplaces and coved cornicing sitting alongside contemporary open-plan living and all the modern comforts a growing family needs.

Council Tax band: G

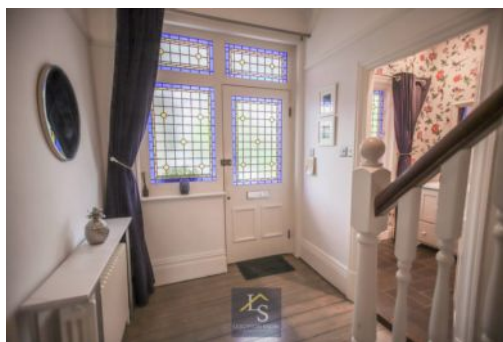
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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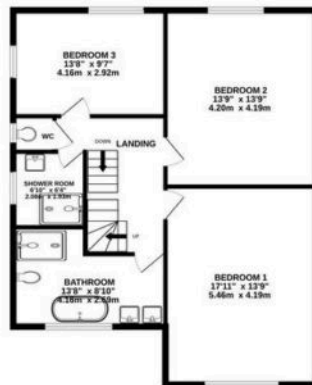
BASEMENT  
239 sq.ft. (22.2 sq.m.) approx.



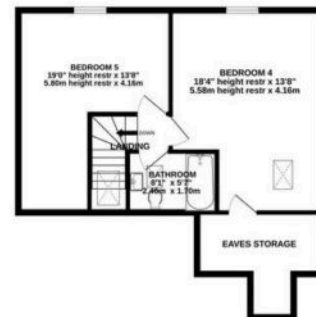
GROUND FLOOR  
2809 sq.ft. (261.3 sq.m.) approx.



1ST FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



2ND FLOOR  
589 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 2680 sq.ft. (249.0 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 generous driveway providing plenty of off-road parking, the property sits in an elevated position with steps leading up to a covered porch, with a beautiful stained glass door offering a warm welcome. A spacious living room sits to the right of the entrance hall with large bay window and feature fireplace, and the open-plan dining kitchen is positioned at the foot of the hallway. This is a brilliant space making the most of the southerly facing aspect, with bi-fold doors and skylights flooding the space with natural light. The kitchen is light and contemporary providing super storage and integrated NEFF appliances with a central island sitting under Quartz worktops. The large space is heated by underfloor heating and Karndean flooring runs through the space providing a durable and stylish finish. There are two seating areas set before doors leading out to the raised decking of the rear garden, providing a wonderful green outlook that isn't overlooked. There is a staircase from the hallway that leads down to the part-converted cellar which hosts a useful utility room and storage area housing the boiler and hot water tank. The first floor hosts three of the five bedrooms and two of the three bathrooms. The master bedroom sits at the front of the floor and is a generous double with a beautiful feature fireplace providing a charming focal point. The family bathroom is a stylish five piece suite with contemporary brass fittings and comprising a walk-in shower, standalone bath, WC and his'n'hers sinks set within a vanity. Three large windows sit over the bath and provide a real sense of luxury with tree-top views. The second bathroom on the first floor is another modern suite with walk-in shower and wash hand basin with a separate WC sitting adjacent. The top floor boasts the two remaining bedrooms and the final bathroom. These are two further doubles with charming dormer windows providing beautiful views over the gardens. One of the bedrooms also offers access into fantastic eaves storage space. The bathroom on this floor sits under a skylight and boasts a bath with shower over, WC and wash hand basin. Externally the rear garden is a magnificent space laid mainly to lawn with mature and herbaceous borders providing a wonderful private setting. The raised deck sits off the back of the house and provides a wonderful space to sit and relax, with an additional patio positioned towards the end of the garden. The brick-built garage sits at the foot of the driveway and behind wooden gates. The driveway to the front is substantial and provides excellent off-road parking.











