

## 20 Bramhall Park Road, Bramhall

£1,325,000 Freehold

STUNNING 1920s DETACHED HOME • SUBSTANTIAL PLOT • LARGE DETACHED GARAGE WITH GAMES ROOM • GATED DRIVEWAY • BEAUTIFUL MATURE GARDENS • FIVE DOUBLE BEDROOMS, TWO BATHROOMS • CHARACTER FEATURES THROUGHOUT





A beautiful and unique 1920's detached home sitting on an extensive plot with spectacular well-established gardens. Having been cared and much loved by its current owners of more than 30 years, this marvellous home comes to the market for a new family to make it their own.

Council Tax band: G

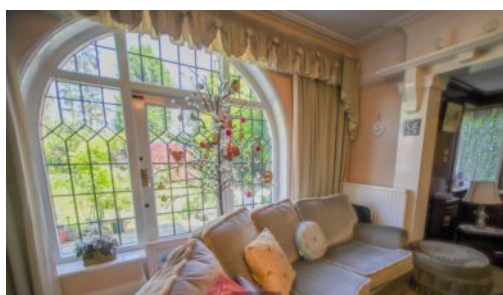
Tenure: Freehold

EPC Energy Efficiency Rating: E

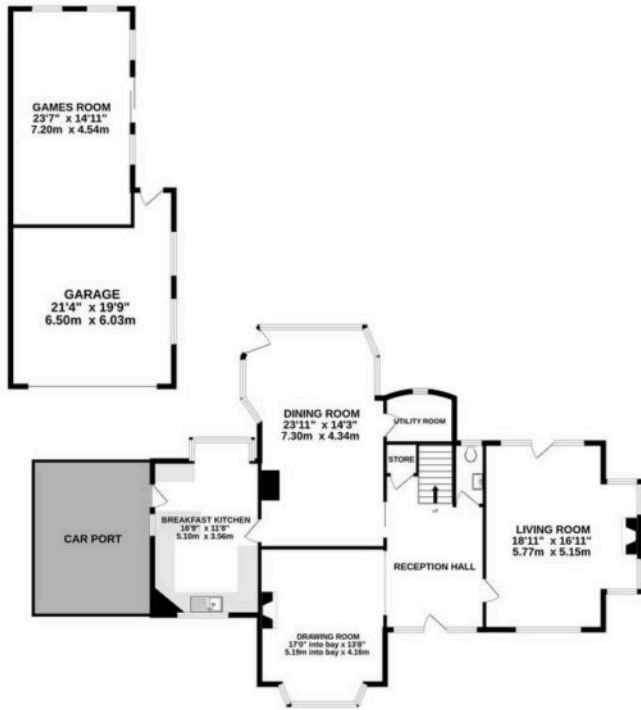
EPC Environmental Impact Rating: F



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GROUND FLOOR  
1949 sq.ft. (181.1 sq.m.) approx.



1ST FLOOR  
1387 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA : 3476sq.ft. (322.9 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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This fabulous home boasts all the things you would expect from a quintessentially 1920's detached. Grand room proportions, check. Charming fireplaces, check. Beautiful attention to detail, check. The oak panelling is reminiscent of the elegance and warmth of the homes of this era, and is still in situ today most notably in the entrance hall. There are three large and well-proportioned reception rooms sitting off the entrance hall, with the dining room combining the character charm of the house with a modern glass conservatory boasting stunning views out over the garden. The kitchen boasts a charming bay window with more views over the garden, whilst the units themselves are more modern and well-suited to a young family.

The first floor offers five double bedrooms with bay or dual-aspect windows making the most of the mature tree line outside allowing for a private and rural sense of space. The master suite comprises a walk-in-wardrobe that leads through to the bedroom where the en-suite bathroom can then be found. Another bathroom sits off the landing as well as a modern wet-room. The landing itself showcases more character charm with intricate spindles and wooden staircase with a large bay window providing elevated views over the rear lawn.

Externally the plot for this home is substantial. Having had over 100 years to develop and grow, the trees and hedging offer a calm and tranquil position providing screening from nearby homes. Flower beds and borders provide a picturesque setting whilst the large lawn and patio allow plenty of space for young families to enjoy. A detached garage sits at the foot of the car porch and behind this sits a substantial annex, currently being used as a games room with windows and doors leading out to one of the garden's patios. This room offers a versatile space that would be equally suited to a home office or gymnasium. At the front of the house sits a large gated driveway alongside more mature trees and beautiful borders.







