



## 111 Bramhall Lane South, Bramhall

£925,000 Freehold

STUNNING CHARACTER SEMI-DETACHED HOME • SUBSTANTIAL PLOT WITH WEST-FACING GARDEN • FIVE BEDROOMS, FOUR BATHROOMS • BEAUTIFUL ACCOMODATION ARRANGED OVER FOUR FLOORS • DETACHED GARAGE • CLOSE TO BRAMHALL VILLAGE AND TRAIN STATION





A beautiful period home exuding character charm and elegance balanced perfectly with sleek and modern interiors. Positioned a short walk into Bramhall village and Bramhall Train Station the property commands superb kerb appeal with Tudor elevations overlooking a substantial driveway enclosed by mature hedging. A large west-facing garden boasts a private position with the benefit of a detached garage. With five bedrooms and four bathrooms arranged over four floors this is a magnificent family home with space, versatility and a warm and welcoming aura.

Council Tax band: F

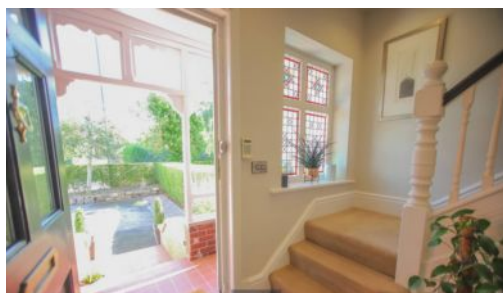
Tenure: Freehold

EPC Energy Efficiency Rating: C

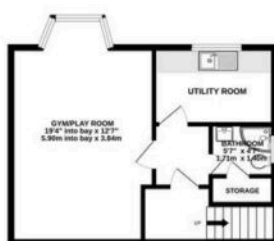
EPC Environmental Impact Rating:



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- SUBSTANTIAL PLOT WITH WEST-FACING GARDEN
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**BASEMENT**  
412 sq.ft. (38.3 sq.m.) approx.



**GROUND FLOOR**  
734 sq.ft. (68.2 sq.m.) approx.



**1ST FLOOR**  
700 sq.ft. (65.0 sq.m.) approx.



**2ND FLOOR**  
642 sq.ft. (59.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2488 sq.ft. (231.1 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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The large driveway sets this commanding family home back from the road and provides super off-road parking, with large composite gates allowing secure access down the side of the property. A detached timber-clad garage sits at the bottom of the garden measuring 5.4m x 2.9m it is a superb and versatile space with its own electrics. Built in the early 1900's the property is steeped in beautifully maintained character appeal including a charming balcony offering a lovely spot for a morning coffee. Steps lead up to a beautiful covered porch that provides access into the impressive entrance hall with its beautifully carved wooden staircase intricately threaded up through the first and second floors. The principle reception room sits to the right of the hallway, setting the tone for the rest of the house with its high ceilings, bay window and immaculate design. The kitchen runs across the full width of the rear of the property and offers contemporary white high-gloss handle-less cupboards and drawers with a central island unit providing a sleek focal point and offering a wealth of worktop space, perfect for entertaining and dining. A patio doors sits within a lovely bay window and provides elevated access out to the beautiful west-facing garden. Off the kitchen is an inner hall that leads down to the converted lower ground floor level which offers a utility room, shower room, and a generous reception room with bay window. Each room on this floor has a window allowing in plenty of natural light. There is also a ground-level door sitting off the inner hall that provides this space with its own private entrance and offers the potential for it to be a self-contained annexe.

The first floor boasts two bedrooms and a bathroom as well as the balcony, all sitting off the galleried landing with the ceiling opening up to the top floor. One of the bedrooms on this floor is the master and offers a beautiful space with dressing area and en-suite shower room offering a luxurious suite with views opening out over the gardens to the rear and the tree-tops beyond. The second floor provides the three further bedrooms comprising two generous doubles and a fifth single. Another bathroom sits on this floor with a shower, WC and wash hand basin.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*





