



Jaywood, Hall Road, Bramhall

£1,325,000 Freehold

FOUR DOUBLE BEDROOMS • STEEPED WITH CHARACTER CHARM • BEAUTIFULLY PRESENTED THROUGHOUT • SOUTH-WEST FACING LANDSCAPED GARDEN • METICULOUS ATTENTION TO DETAIL • SECURE GATED ENTRANCE • FORMER COACH HOUSE DATING BACK OVER TWO HUNDRED YEARS • SITUATED ON THE PERIPHERY OF BRAMHALL PARK



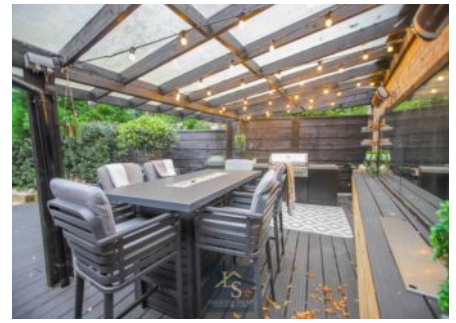
A former coach house revived and reinvented to a stunning and unique four bedroom detached family home. Think boutique hotel, think space, think a never-ending warren of meticulously designed rooms offering versatile and spacious accommodation. At approximately 200 years old 'Jaywood' sits on the borders of Bramhall Park, offering a stunning backdrop, and boasting charm, character and a truly beautiful home, too good not to be seen.

Council Tax band: F

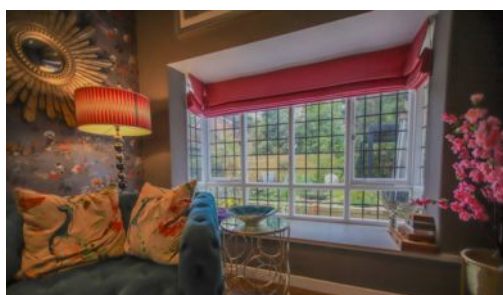
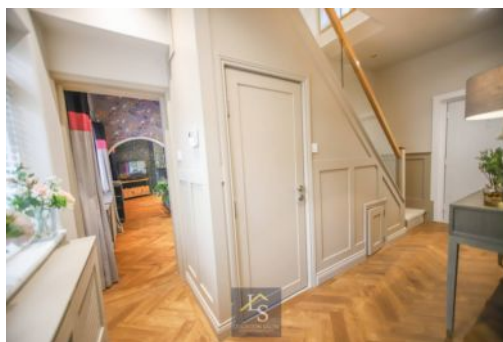
Tenure: Freehold

EPC Energy Efficiency Rating: D

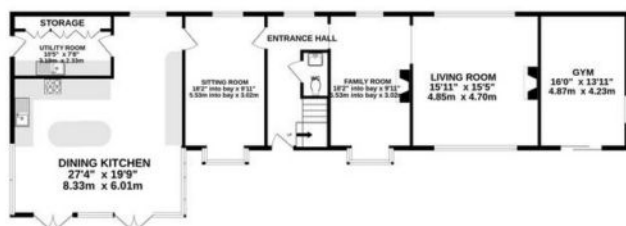
EPC Environmental Impact Rating: E



- › FOUR DOUBLE BEDROOMS
- › STEEPED WITH CHARACTER CHARM
- › BEAUTIFULLY PRESENTED THROUGHOUT
- › SOUTH-WEST FACING LANDSCAPED GARDEN
- › METICULOUS ATTENTION TO DETAIL
- › SECURE GATED ENTRANCE
- › FORMER COACH HOUSE DATING BACK OVER TWO HUNDRED YEARS
- › SITUATED ON THE PERIPHERY OF BRAMHALL PARK



GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 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.
Made with Metropix ©2025

Sitting behind a gated entrance you catch your first glimpse of the unsuspecting white and black façade of 'Jaywood'. The property, true to its former coach house usage, is wide in its shape with dual aspect windows lining both sides of the building, those to the front over the landscaped garden, and those at the rear over Bramhall Park. A short walk through the gardens leads to the front door. The entrance hall offers a warm welcome and provides access to the right to two of the four reception rooms, and to the left another reception and the open-plan dining kitchen and utility room. The kitchen is a beautiful and impressive space with vaulted ceilings and doors leading out to the outdoor kitchen tucked away at the top end of the garden. The three reception rooms boast an array of character with bespoke cabinetry, window seats set with leaded bays, an open fireplace with living flame, and of particular note is the expansive ceiling height of the main living space. The living room sits at the foot of the building and offers a real wow-factor with large proportions warmed by its creative décor. To the first floor the landing itself offers another area to sit and relax whilst enjoying the treetop views, with the oak and glass staircase allowing light to flood through the space. Access to the loft is found from the landing via a large loft hatch with drop-down ladder. The master bedroom commands the right hand side of the building, and is a true master suite with a large dressing room and generous en-suite bathroom with rainfall shower. A walnut feature wall sets the tone for the high-end design and opulent finish throughout this beautiful home. The three further bedrooms are all doubles, with two of the three providing fitted wardrobes. The family bathroom is another generous room offering a four piece suite comprising shower, bath, WC and wash hand basin. There is a gym to the ground floor that is not accessed via the house, it's external access from the drive allows it to be a superb versatile space that could host a variety of uses.

Externally the garden has been carefully created to offer a calm and tranquil space. Composite decking and Indian stone paving provide a durable and stylish finish with a steel pergola providing a space to relax under cover. Well-considered planting provides a treat for the senses with Jasmine lining the fencing, whilst a water feature offers a relaxing sound wall. The outside kitchen area provides raised seating under a covered deck. To the opposite end of the garden a hot tub is surrounded by mature trees and a built-in barbeque area. Electric is laid on throughout the garden making the space an extension of the internal rooms. Parking is substantial, easily allowing five plus cars.





