



184 Bramhall Lane South, Bramhall

Stockport

Offers Over £1,100,000

184 Bramhall Lane South

Bramhall, Stockport

Council Tax band: G

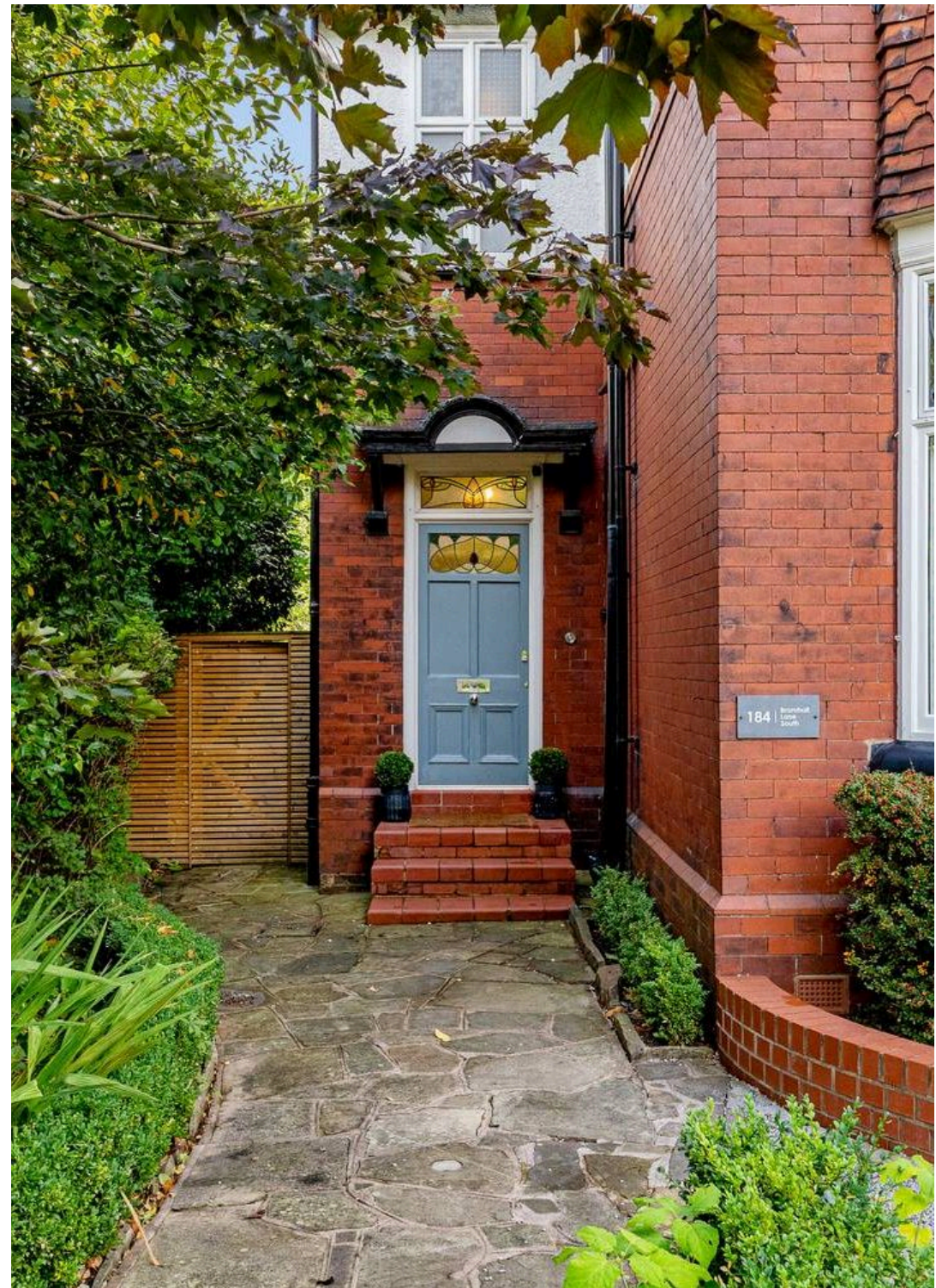
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- FOUR DOUBLE BEDROOMS AND THREE BATHROOMS
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING SPACE
- ORIGINAL PERIOD FEATURES
- CATCHMENT FOR POWNALL GREEN PRIMARY
- DETACHED GARDEN ROOM
- SOUTH-EAST FACING PRIVATE LANDSCAPED GARDEN

This substantial four-bedroom detached home on Bramhall Lane South is full of character, blending charming original features with a stylish, traditional finish. Extending to around 2,600 sq. ft., it offers generous and versatile accommodation, perfectly suited to modern family life. Enjoying a prime position between Bramhall Village, the train station, and the open green spaces of Bramhall Park and Happy Valley. It also falls within catchment for the highly regarded Pownall Green Primary School.







Step Inside

You are welcomed via the porch into a spacious and inviting entrance hallway. To the front, a large living room with a bay window showcases original stained glass, shutters, and a cosy log burner. A separate family room features another stained-glass bay window and a charming gas fireplace. The heart of the home is the impressive open-plan kitchen, dining and living space – finished with solid wood shaker-style cabinetry, quartz worktops, a feature island, and a Rangemaster cooker. Bi-fold doors open seamlessly onto the garden, making this the perfect space for entertaining. A ground-floor WC/utility completes the layout.

Upstairs, the principal bedroom combines elegance and practicality with bespoke fitted wardrobes, a feature fireplace, and a stylish en-suite shower room. The second double bedroom also enjoys its own en-suite and period fireplace, while two further doubles are served by the family bathroom and separate WC.

The property also offers a 495 sq. ft. cellar, currently utilised as a gym and for storage, but with excellent potential for conversion to suit a variety of needs (subject to relevant consent). In addition, the generous plot and layout of the home present further opportunities for extension if desired.



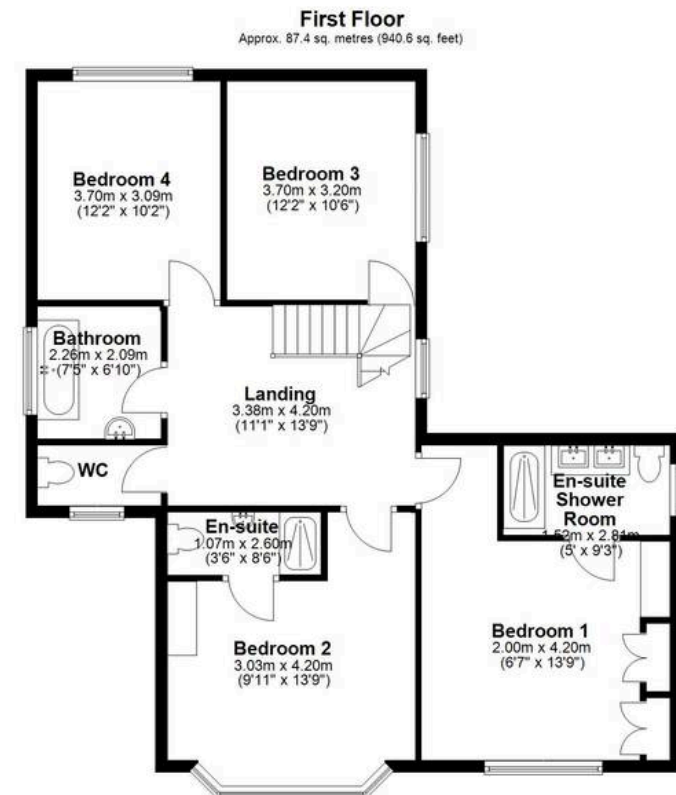
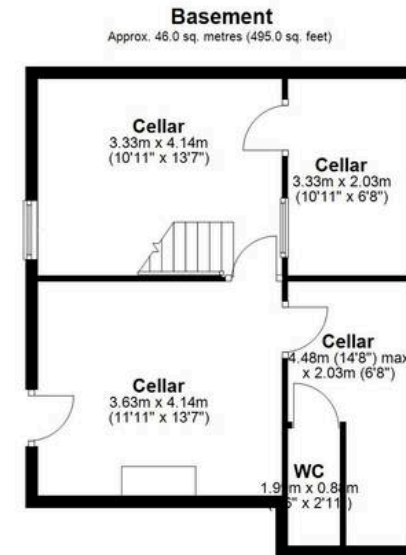
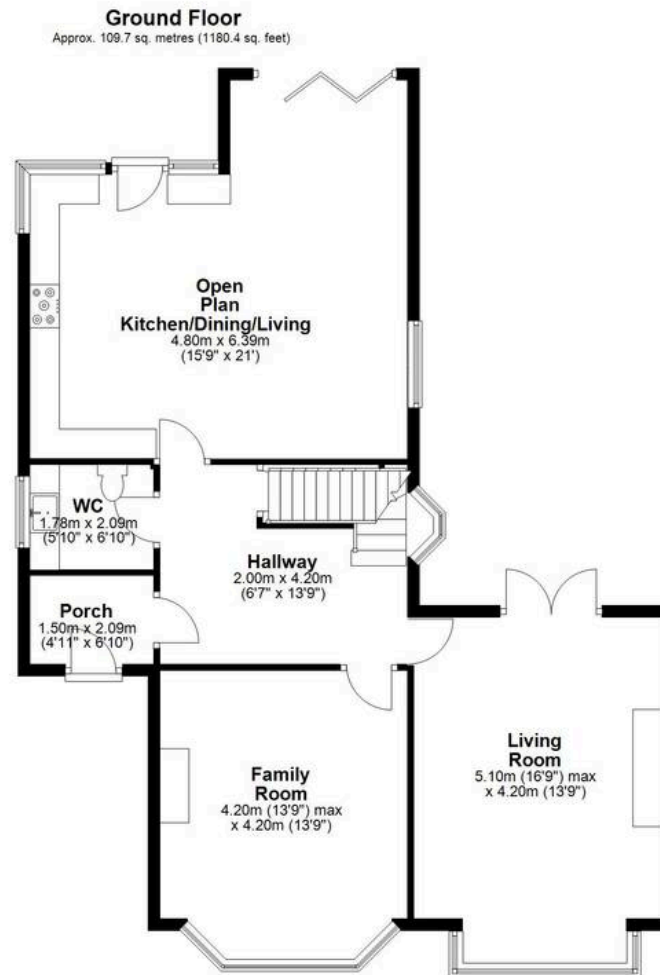
Step Outside

The rear garden is a real highlight. South-east facing and wonderfully private, it features a large porcelain patio directly from the house – ideal for outdoor dining – leading onto an expansive lawn. Mature borders and hedging create a sense of seclusion, while an additional porcelain patio at the far end, together with a raised decked area and summer house, provides further space for relaxing or entertaining. A detached garden room, complete with bi-fold doors and underfloor heating, provides the perfect home office or studio.

To the front, the property is set well back from the road, with ample driveway parking leading down the side of the house.

This is a truly special home – combining period charm, contemporary living, future potential, and an enviable Bramhall location.





Total area: approx. 243.0 sq. metres (2616.0 sq. feet)



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