

10 Thorn Road
Bramhall, Cheshire, SK7 1HQ



mosley jarman





10 Thorn Road, Bramhall, Cheshire, SK7 1HQ

£1,475,000

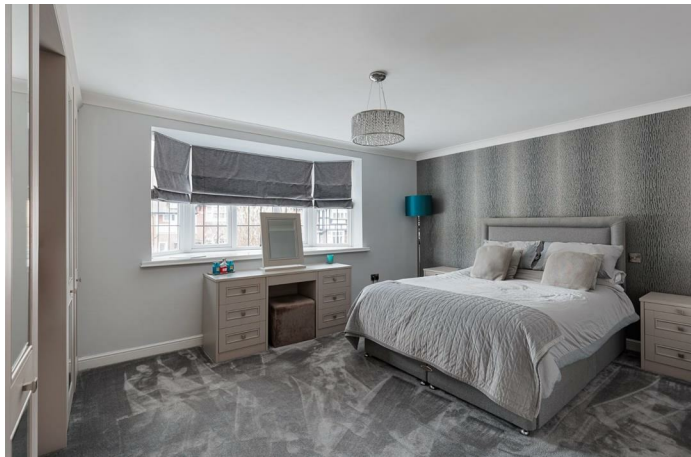
A superbly presented, remodelled and extremely spacious five double bedroom, three bathroom detached family home situated on a large plot of approx. 0.25 of an acre which forms part of the highly sought after 'Syddal Park' Conservation area conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property has been recently updated to an exceptional standard and specification with high quality fixtures and fittings throughout and benefits from under floor heating/ gas fired central heating (run by a pressurised cylinder) and UPVC double glazing. The accommodation which is over 3400 sqft spread over three floors includes; entrance hallway (with under floor heating, down stairs wc and cloak room), spacious triple aspect living room (with inglenook and French doors), superb living kitchen (the kitchen is fitted with contemporary matching wall and base units, marble work tops, large island/breakfast bar, under floor heating, integrated Neff/ Miele appliances and stunning open plan living/ dining areas with vaulted ceilings and French doors onto the garden), utility room and access to the integral double garage. To the first floor is a landing, master bedroom (with fitted wardrobes), stylish ensuite (with walk in shower with rainwater shower head, his and hers sinks and under floor heating) three further double bedrooms (one with a large walk in wardrobe), a stunning family bathroom (with freestanding bath, underfloor heating, heated towel rail and walk in shower with rainwater shower head), dressing room (with fitted wardrobes) and airing cupboard. To the second floor is a spacious landing/ study, fifth double bedroom, dressing room (with fitted wardrobes), modern refitted shower room and large storage room.

A superbly presented, remodelled and extremely spacious five double bedroom, three bathroom detached family home situated on a large plot of approx. 0.25 of an acre which forms part of the highly sought after 'Syddal Park' Conservation area conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property has been recently updated to an exceptional standard and specification with high quality fixtures and fittings throughout and benefits from under floor heating/ gas fired central heating (run by a pressurised cylinder) and UPVC double glazing. The accommodation which is over 3400 sqft spread over three floors includes; entrance hallway (with under floor heating, down stairs wc and cloak room), spacious triple aspect living room (with inglenook and French doors), superb living kitchen (the kitchen is fitted with contemporary matching wall and base units, marble work tops, large island/breakfast bar, under floor heating, integrated Neff/ Miele appliances and stunning open plan living/ dining areas with vaulted ceilings and French doors onto the garden), utility room and access to the integral double garage. To the first floor is a landing, master bedroom (with fitted wardrobes), stylish ensuite (with walk in shower with rainwater shower head, his and hers sinks and under floor heating) three further double bedrooms (one with a large walk in wardrobe), a stunning family bathroom (with freestanding bath, underfloor heating, heated towel rail and walk in shower with rainwater shower head), dressing room (with fitted wardrobes) and airing cupboard. To the second floor is a spacious landing/ study, fifth double bedroom, dressing room (with fitted wardrobes), modern refitted shower room and large storage room.



- Fantastic five double, three bathroom bedroom detached family home
- School catchment for Moss Hey Primary School
- Stunning living kitchen
- Off road parking for several cars and integral double garage
- Utility room and down stairs wc
- Situated in the highly sought after 'Syddal Park' Conservation area
- Superbly presented throughout
- Over 3400 sqft of accommodation over three floor
- Large plot of approx. 0.25 of an acre
- Large West facing garden





The Grounds and Gardens

The property is situated on a large and extremely private plot. A driveway to the front is accessed via electric gates and provides off road parking for several cars and leads to an integral garage (with electric door, lights and power). To the rear of the house is a fabulous sized West facing garden which enjoys a high degree of privacy (and is mainly laid to lawn, with planted shrubs and borders, pergola and paved patio).

The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- Present at Property

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE, Three**

Mobile providers- Mobile coverage at the property available with all main providers*.

* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK7 1HQ**

What 3 Words: **Add Text Here**

Council Tax Band: **G**

EPC Rating: **C**

Tenure: **Freehold**

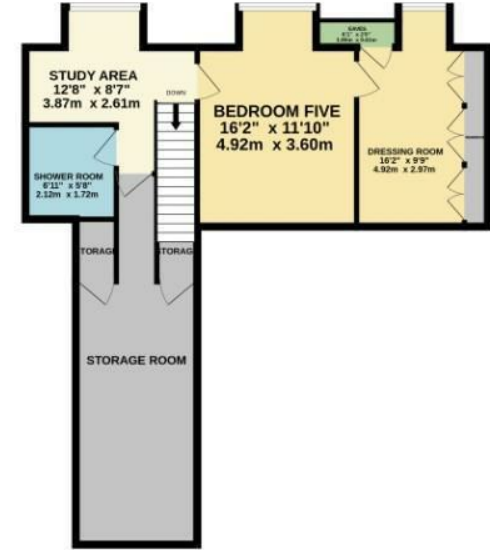
GROUND FLOOR
1583 sq.ft. (147.0 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



2ND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 3448 sq.ft. (320.4 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 ©2024



226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

mosley jarman

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.