

Rookwood, 55 Bramhall Park Road

Bramhall, Cheshire, SK7 3NA



mosley jarman





Rookwood, 55 Bramhall Park Road, Bramhall, Cheshire, SK7 3NA

Offers Over £1,500,000

Video Tour available- An attractive, extremely well presented and extended five/ six double bedroom, three bathroom Edwardian detached family home built circa 1910 situated in one of Bramhall's finest tree lined locations set within the Bramhall Park Conservation Area and in walking distance of Bramhall Park, Bramall Park Golf Course, Cheadle Hulme Village centre and Cheadle Hulme Train Station. The property stands on a large private plot of just over 0.5 of an acre with large South facing garden to the rear and a driveway to the front which provides off road parking for numerous cars. This wonderful family home is extremely spacious and retains many attractive period features and character. The accommodation includes; reception hallway (with down stairs wc), living room (with real fire and access to garden), dining room (with stripped wood flooring, art deco fire place and bay window), sitting room (with bay window), dining kitchen (fitted with matching wall and base units, integrated/space for appliances, dining area and original Edwardian fitted cupboards), inner hallway (with pantry cupboard) and utility room. To the first floor is a landing (with loft access which is part boarded and pull-down ladder), master bedroom (with dressing room and large contemporary ensuite bathroom), four further bedrooms (one with ensuite bathroom and one with fitted wardrobes), a family bathroom and separate wc. In addition there is a sixth bedroom (accessed via bedroom five which can also be accessed at ground floor level from the rear staircase).



- Fantastic five/ six bedroom Edwardian detached family home
- Close to popular public and private schools
- Three reception rooms
- Large plot an just over 0.5 of an acre and South facing gardens
- Set within the Bramhall Park Conservation Area
- Walking distance of Bramhall Park, Bramall Park Golf Course, Cheadle Hulme Village centre, Cheadle Hulme Train Station
- Beautifully presented throughout
- Three bathrooms, down stairs wc and utility room





The Grounds & Gardens

The property is set well back from the road with well-established front gardens and a driveway providing off road parking for numerous cars and access to a detached garage. To the rear of the house is a large beautifully maintained and well-established South facing garden which enjoys a high degree of privacy (with planted shrubs and borders, lawn, patio, bin store and coal shed). In addition there is access to a dedicated home office (which is attached to the main house).

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 Bramhall 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

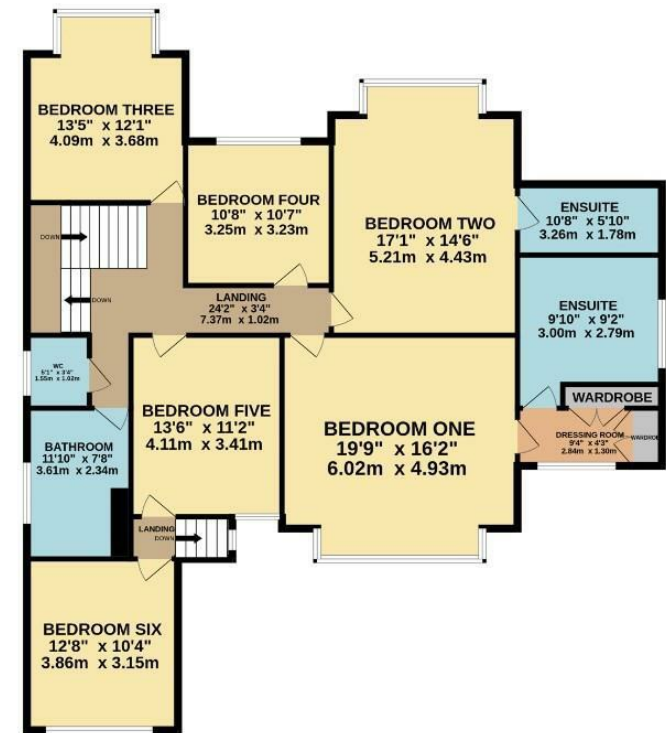
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Medium Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter-Present at Property.
 Freehold
 Broadband providers - Openreach- FTTP (Fibre 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* (Outdoors). Limited coverage with Three & O2 (Indoors).
 * 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 3NA**
 What 3 Words: **ankle.block.magic**
 Council Tax Band: **G**
 EPC Rating: **D**
 Tenure: **Freehold**

GROUND FLOOR
1662 sq.ft. (154.4 sq.m.) approx.



1ST FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (302.9 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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