

27a Pownall Avenue

Bramhall, Cheshire, SK7 2HE



mosley jarman





27a Pownall Avenue, Bramhall, Cheshire, SK7 2HE

Offers Over £2,000,000

A beautifully presented and spacious five double bedroom, three-bathroom Crosby design detached family home situated on arguably Bramhall's finest road on a quiet cul-de-sac which adjoins and has stunning panoramic views over Bramhall Golf course to the rear. The property is situated on a large private plot of approximately 0.3 of an acre within walking distance of Bramhall village, train station and within the school catchment area for Pownall Green Primary School and Bramhall High School. This wonderful family home benefits from hardwood double glazing, gas fired central heating (run by a pressurised cylinder), off road parking for numerous cars, detached double garage, well established gardens and is offered for sale with no onward chain. The accommodation includes; entrance hallway (with down stairs wc and under stairs storage), office, dining room (with bay window), living room (with bay window and French doors onto the garden), cinema room (with media wall and under floor heating), sitting room (with French doors onto the garden), utility room, superb living kitchen (fitted with bespoke hand painted matching wall and base units, under floor heating, integrated Neff appliances, large island/ breakfast bar, granite work surfaces and quooker boiling water tap) opening to a David Salisbury orangery (with roof lantern, living/ dining space and views over the gardens and hole fifteen of Bramhall Golf course). To the first floor is a landing (with loft access and pull-down ladder), master bedroom (with fitted wardrobes), stylish ensuite bathroom, four further double bedrooms (three with fitted wardrobes and one with ensuite shower) and a modern family bathroom.

- Beautifully presented five double bedroom, three bathrooms family home
- Large private plot of approximately 0.3 of an acre
- Four reception rooms
- Off road parking for numerous cars
- Stunning gardens
- Situated on arguably Bramhall's finest road
- School catchment area for Pownall Green Primary School
- Separate home office, down stairs wc and utility rooms
- Detached double garage
- Fantastic open aspect views over hole fifteen of Bramhall Golf course





The Grounds & Gardens

A driveway to the front of the property is accessed via electric gates and provides off road parking for numerous cars and access to a detached double garage. There are extensive gardens to the front and rear of the house designed by Janine Crimmins which include a lawn, planted shrubs and borders, vegetable patch, greenhouse and summerhouse. The rear gardens enjoys stunning open aspect views over hole fifteen of Bramhall Golf course.

The Location

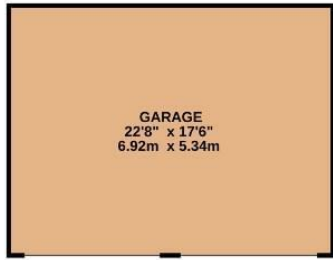
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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

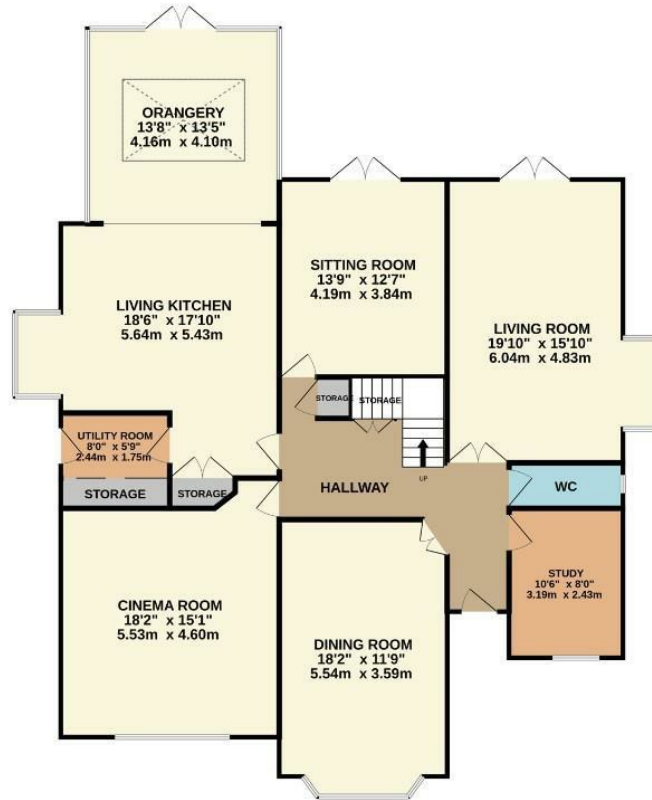
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter- Present at Property
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to 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*. (Some limited indoor coverage).
 * 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 2HE**
 What 3 Words: **cook.maps.petal**
 Council Tax Band: **H**
 EPC Rating: **C**
 Tenure: **Freehold**

DETACHED GARAGE
397 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
1249 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 3317 sq.ft. (308.1 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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