

# 6 Pownall Avenue

Bramhall, Cheshire, SK7 2HE



*mosley jarman*









## 6 Pownall Avenue, Bramhall, Cheshire, SK7 2HE

**£3,250,000**

Presenting a beautifully crafted, bespoke six double bedroom, five bathroom detached family residence designed to offer over 7,000 square feet of luxurious living space across three floors. Built in 2012 this property showcases exceptional quality and craftsmanship, featuring block and beam floors and gas-fired underfloor heating. Nestled within a stunning south-facing plot of approximately 0.5 acres, this magnificent home backs onto the prestigious Bramhall Golf Course. Situated in one of Bramhall's most sought-after locations, this residence is within walking distance of the village, train station, and within the catchment area for the Pownall Green Primary School. The ground floor welcomes you with an impressive entrance hall boasting a triple-height ceiling and a solid oak staircase, with downstairs WC and cloakroom. The formal living room, featuring a bay window and French doors leading to the garden. The dining room and study provide additional versatile living spaces. The highlight of this level is the stunning living kitchen which features a beautiful David Lisle kitchen with a large island/breakfast bar, granite and Emperor stonework surfaces, and integrated Neff appliances. French doors open onto a spacious, raised sun terrace, perfect for outdoor entertaining. An inner hallway grants access to an integral double garage, while a utility/laundry room with vaulted ceilings and several storage rooms, including a boiler room and a second downstairs WC, complete this floor. The first-floor galleried landing leads to an impressive principal bedroom suite, featuring a dressing room, balcony, and a luxurious en-suite bathroom. Three additional large double bedroom suites, each with dressing areas/fitted wardrobes, and contemporary en-suite bathrooms. To the second floor is a superb games/entertainment room with WC, a fifth double bedroom suite with a stylish en-suite. A gym/private double bedroom offers further versatility and space for leisure activities.



- Bespoke six double bedroom detached family home
- Over 7000 square feet
- Large private south facing garden backing onto Bramhall Golf Course
- Three reception rooms
- Five bathrooms
- Situated in one of Bramhall's finest locations
- Beautifully presented throughout
- School catchment area for Pownall Green Primary School
- Stunning living kitchen
- Off road parking and integral double garage









### The Grounds & Gardens

To the front of the property is a gated entrance which provides access to a stone paved driveway (which provides ample parking for numerous cars) and leads to an integral double garage (with electric door, lights and power). To the rear of the house is a large private wildlife friendly South facing garden that backs on to Bramhall Golf Course (with lawn, planted shrubs and borders and raised sun terrace).

### 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 fired under floor heating  
 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  
 CAT 5 cabling  
 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

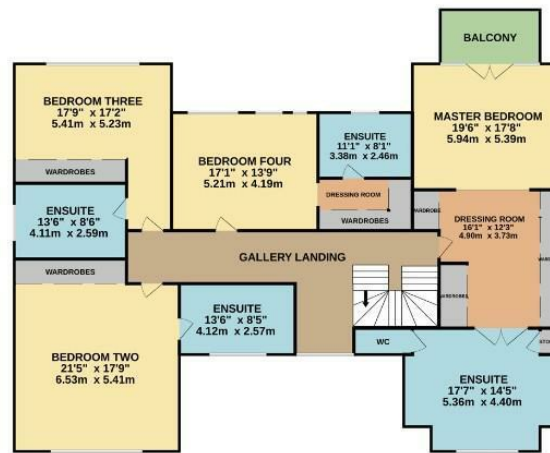
Postcode:	SK7 2HE
What 3 Words:	skills.spirit.taken
Council Tax Band:	H
EPC Rating:	C
Tenure:	Freehold



GROUND FLOOR  
3040 sq.ft. (282.4 sq.m.) approx.



1ST FLOOR  
2435 sq.ft. (226.2 sq.m.) approx.



2ND FLOOR  
1925 sq.ft. (178.9 sq.m.) approx.



TOTAL FLOOR AREA : 7400 sq.ft. (687.5 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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