

# 8 Regent Close

Bramhall, Cheshire, SK7 1JA



*mosley jarman*





## 8 Regent Close, Bramhall, Cheshire, SK7 1JA

**£1,050,000**

A superbly presented, remodelled and extended five-bedroom, three-bathroom detached family home situated at the head of a quiet cul de sac on a large corner plot with access and views over Woodford Rec. The property is situated in the school catchment area for Moss Hey Primary School and Bramhall High School and is a short walk from Bramhall village, train station and benefits from UPVC double glazing, gas-fired central heating, CCTV, alarm, well-established gardens, and detached garage with home office. The accommodation includes; entrance hallway, office/playroom, living room, living kitchen (the kitchen is fitted with contemporary matching wall and base units, integrated appliances, a large island/ breakfast bar, under floor heating, spacious living/ dining area with vaulted ceiling, Velux windows and French doors onto the garden), sitting room (with contemporary fire and bi-fold doors onto the garden), utility room and downstairs wc. To the first floor is a landing, a master bedroom (with fitted wardrobes and modern ensuite), three further double bedrooms (all with fitted wardrobes) and a contemporary family bathroom (with matching three-piece suite and separate shower enclosure). The second floor provides access to a further double bedroom (with eaves storage) and a stylish family bathroom.



- Five bedroom detached family home
- School catchment area for Moss Hey Primary School
- Off road parking and detached garage with home office.
- Three bathrooms (two family bathrooms and one ensuite)
- Large living kitchen
- Cul de sac location
- Remodelled and extended
- Access and views over Woodford Rec
- Down stairs wc and utility room
- Two reception rooms plus playroom





### The Grounds & Gardens

To the front of the house is a large driveway that provides off-road parking for several cars and leads to a detached garage (with electric roller door and eaves storage). The rear of the garage has been converted to give the potential for a separate home office. In addition, a gate to the side of the driveway provides direct access to Woodford Rec. To the rear of the house is a large garden (which is mainly laid to lawn, with patio and planted shrubs and borders).

### 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.

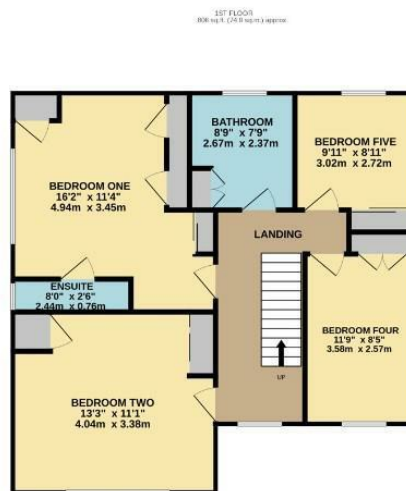
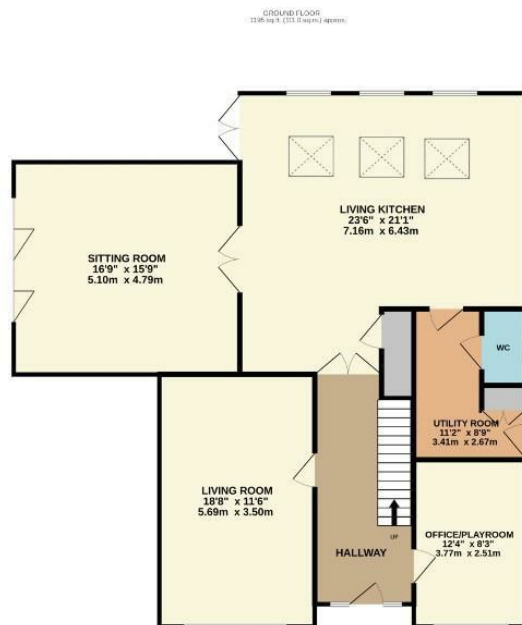
### Important information

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)\*\*  
 Planning Permission Approved 2016 Ref. DC/062933 & 2021 Ref. DC/083745  
 Water Meter- Not Present at Property  
 Freehold

Broadband providers - Openreach & Virgin- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for 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 1JA
What 3 Words:	stacks.cute.pines
Council Tax Band:	F
EPC Rating:	C
Tenure:	Freehold





TOTAL FLOOR AREA : 2574 sq.ft. (239.2 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](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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