

# 5 Pownall Avenue

Bramhall, Cheshire, SK7 2HE



*mosley jarman*









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

**£2,750,000**

A magnificent, bespoke, and extremely well presented five double bedroomed, five bathroom detached family home situated on a large plot of approximately 0.4 of an acre 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. This exceptional family home has been finished to the highest of standards with quality fixtures and fittings throughout, installation by Neville Johnson kitchens, bedroom and office furnishings. The property benefits from Sonos surround sound speakers, under floor heating, NEFF appliances, secure off road parking via high electric gates, double garage, mature well-established garden, and a heated indoor swimming pool, jacuzzi and steam room. The accommodation includes; storm porch, entrance hallway (with downstairs w/c, plant room and office), living room (with bay window, dual aspect, gas fire and marble surround and French doors to the rear garden), stunning living kitchen (fitted with bespoke matching wall and base units, large island, granite worktops, wine cooler, NEFF appliances and French doors leading to the immaculate garden), sitting room, utility room (which includes appliances and access to the first floor entertainment room), gym, shower room and a heated indoor swimming pool, jacuzzi, steam room and pool room. To the first floor there is a spacious gallery landing which leads to a master bedroom (which features a balcony, air conditioning, walk in wardrobes and dressing area with fitted storage), stylish ensuite (with Porcelanosa fittings, tiles floor to ceiling, double sink, free standing bath and walk in shower), bedroom two (with bay window, dressing area, walk in wardrobes and ensuite) and bedroom three (benefitting from fitted storage and a en-suite). To the top floor there is a landing providing access to bedroom four/five, dressing room and en-suite. No onwards chain.



- A magnificent, bespoke, and extremely well presented detached family home
- Situated on arguably Bramhall's finest road
- Quality fixtures and fittings including Neville Johnson throughout
- Standing in large established private gardens
- Double garage and entertainment room
- Five double bedrooms and five bathrooms
- School catchment area for Pownall Green Primary School
- Over 6500 square foot
- Secure off road parking via electric gate
- Heated indoor swimming pool and steam room









### The Grounds and Gardens

To the front of the property there is a gated entrance which provides access to a driveway (with off road parking for several cars), an immaculate front garden with hedges providing a high level of privacy and security and access to the double garage. To the rear of the house a large well-established garden which enjoys a high degree of privacy (with lawn, planted shrubs and patio area)

### 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 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 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**

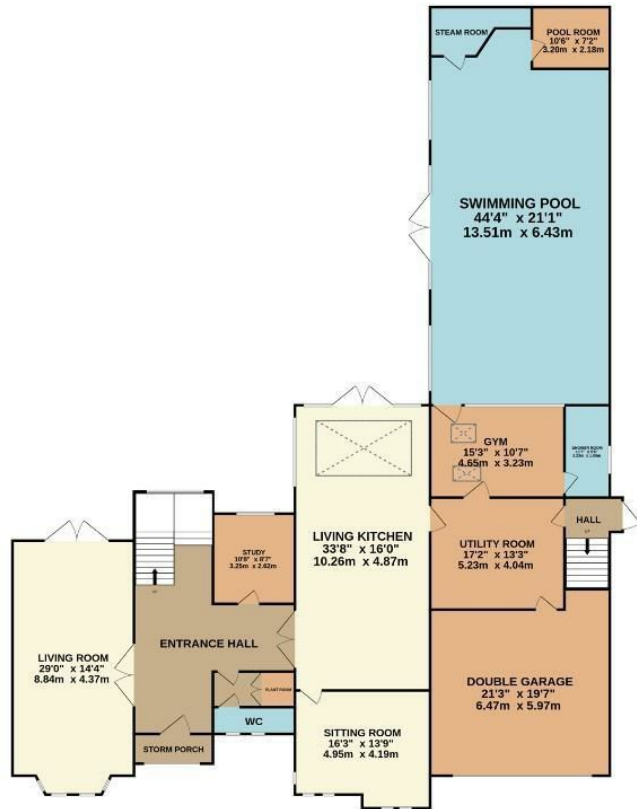
What 3 Words: **state.plants.best**

Council Tax Band: **H**

EPC Rating: **TBC**

Tenure: **Freehold**

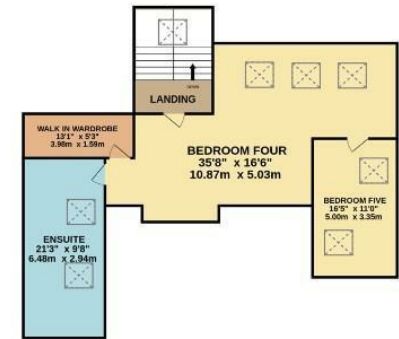
GROUND FLOOR  
3644 sq.ft. (338.5 sq.m.) approx.



1ST FLOOR  
1881 sq.ft. (174.8 sq.m.) approx.



2ND FLOOR  
1032 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 6557 sq.ft. (609.2 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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