

17 Lees Road  
Bramhall, Cheshire, SK7 1BT



*mosley jarman*









## 17 Lees Road, Bramhall, Cheshire, SK7 1BT

**Offers Over £1,750,000**

Video Tour available- A magnificent, attractive and extended four double bedroom, four-bathroom Edwardian detached family home situated in a hugely popular residential location which forms part of the highly sought after 'Syddal Park' Conservation area. The property is conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. This wonderful family home has accommodation over four floors to include cellars and retains many beautiful original features and character which include stained glass leaded lights (windows encapsulated within double glazed units), high level skirting boards, coving, tall ceilings and original timber panel doors. At ground floor level there is a storm porch, entrance vestibule, downstairs w.c, reception hall, living room (with bay window and living flame gas fire and surround), fantastic media room (with inglenook), utility room, wine room and a stunning living kitchen (fitted with bespoke matching wall and base units, integrated high end appliances including range cooker and induction hob, large island/ breakfast bar, Quartz work surfaces, underfloor heating, spacious living/ dining areas with exposed brickwork and French doors onto the garden). The lower ground floor is tanked and reveals a utility room (with space for appliances) and storage room. The first floor landing leads to a large master bedroom suite (with a fitted wardrobes, ornamental fire place and large refitted ensuite bathroom), two further double bedrooms (both with fitted wardrobes and one benefiting from a contemporary ensuite) and a separate dressing room with leads a stylish shower room. The second floor provides access to an eaves storage room and a further double bedroom suite with double bedroom, living room, modern en-suite shower room and another eaves storage room.



- Magnificent four double bedroom, three bathroom Edwardian detached family home
- Electric wrought iron gates and parking for numerous cars
- Accommodation over four floors to include a converted basement
- Superb living kitchen
- Two reception rooms
- Sought after Syddal Park Conservation Area
- Stunning large mature and private gardens
- Beautifully presented throughout
- No chain









### The Grounds & Gardens

The house stands behind a wrought iron electric gated entrance and there is a driveway to the front which provides off road parking for numerous cars and leads to a substantial detached garage to the rear. There is an impressive private established front garden and to the rear there is a stunning very large mature private garden which is not over looked mainly laid to lawn with Indian Stone paved patio and timber summer house.

### The Location

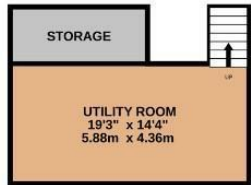
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least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

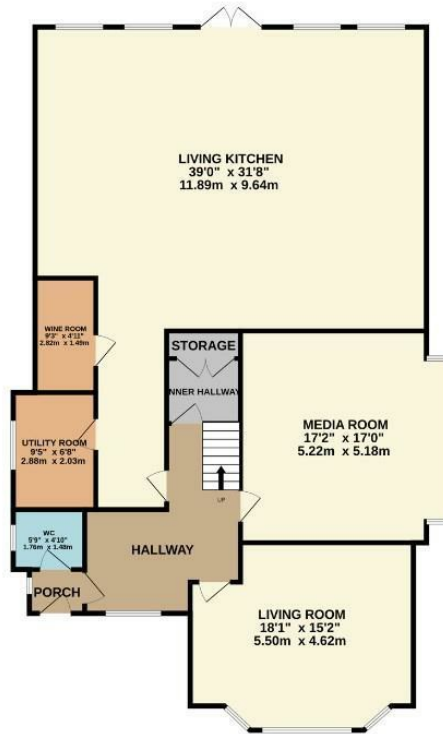
Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter - Present at Property  
 Freehold- Subject to a yearly rent charge of £7  
 Planning Permission Approved 2016- Stockport Planning Portal ref. DC/062879  
 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.  
 Mobile providers- Mobile coverage at the property available with all main providers\*.  
 \* 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 1BT
What 3 Words:	wiser.herbs.pizza
Council Tax Band:	G
EPC Rating:	D TBC
Tenure:	Freehold

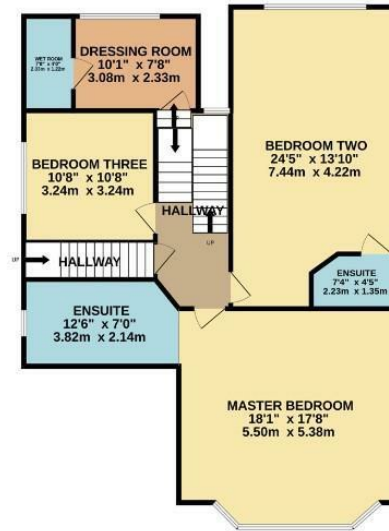
BASMENT LEVEL  
293 sq.ft. (25.9 sq.m.) approx.



GROUND FLOOR  
1704 sq.ft. (156.3 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



2ND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 3661 sq.ft. (340.1 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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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*

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.