

# 4 Holland Park

Bramhall, Cheshire, SK7 2AX



*mosley jarman*









## 4 Holland Park, Bramhall, Cheshire, SK7 2AX

**£950,000**

This stunning bespoke four-bedroom, three-bathroom semi-detached home which has been thoughtfully extended and remodelled to the highest standard in 2019. Located within the exclusive and private Holland Park development, which consists of just five properties secured behind remote-controlled electronic gates, this residence offers both luxury and privacy. Conveniently positioned within a short walk from Bramhall Village and the train station, the property also falls within the catchment area for Pownall Green Primary School. Arranged over three floors, the property is equipped with gas underfloor heating (powered by a Worcester boiler and pressurised water cylinder) and double-glazed windows. The ground floor opens to a magnificent reception hall with a bay window, wood-burning stove and a wide, sweeping staircase leading to the first floor. The ground floor also includes a downstairs WC and a spectacular living kitchen. This expansive space is perfect for both family living and entertaining, featuring a bespoke hand-made Oak kitchen with granite work surfaces, a large central island, and a butcher's block. Appliances include a black Aga, an extractor, a wine fridge, a Fisher Paykel fridge freezer, and an integrated dishwasher, along with a Quooker boiling tap. Three glass roof lights flood the space with natural light, and aluminum-framed glass sliders open to the rear garden. A utility room provides space for three appliances. The first-floor landing leads to a separate living room with a bay window, as well as a luxurious principal bedroom suite which includes an extravagant dressing room with fitted wardrobes, cupboards, and drawers, and an en-suite bathroom featuring a walk-through wet shower area, a freestanding copper bath, and twin wash hand basins set on a marble vanity unit. The second floor offers two large double bedrooms, one with an en-suite bathroom and the other with an en-suite wet room. A cinema room/bedroom 4 completes the accommodation.

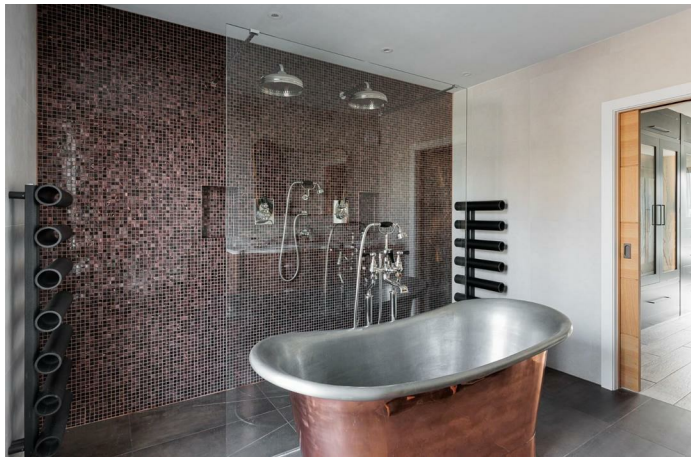


- Exclusive and private development of just five homes
- Pownall Green Primary School catchment
- Four parking spaces plus a garage
- Security alarm system with heat alarm, and misting system
- EPC rating – C
- Close to Bramhall Village and the train station
- Extensively developed in 2019
- Beautifully landscaped private southerly facing rear garden
- Leasehold – 999 Year lease (£250 pa ground rent)
- Council Tax Band – G









### The Grounds & Gardens

With allocated parking for four cars and a brick-built garage equipped with an electric door, lighting, and power, the home further benefits from a greenhouse situated adjacent to the garage. The front of the property is beautifully paved and enclosed by estate-style wrought-iron fencing, while the rear garden, which has a southerly facing orientation, has been meticulously landscaped to create an ideal space for al-fresco dining and entertaining. This impressive garden, enclosed by contemporary fencing, features weathered Oak Millboard decking, tiling, and paving, as well as outdoor wall and garden lighting, power outlets, and a bin store.

### 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 powered underfloor heating (bathrooms / WC powered by electric underfloor 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

Leasehold

Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*

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Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor and outdoor 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 2AX**

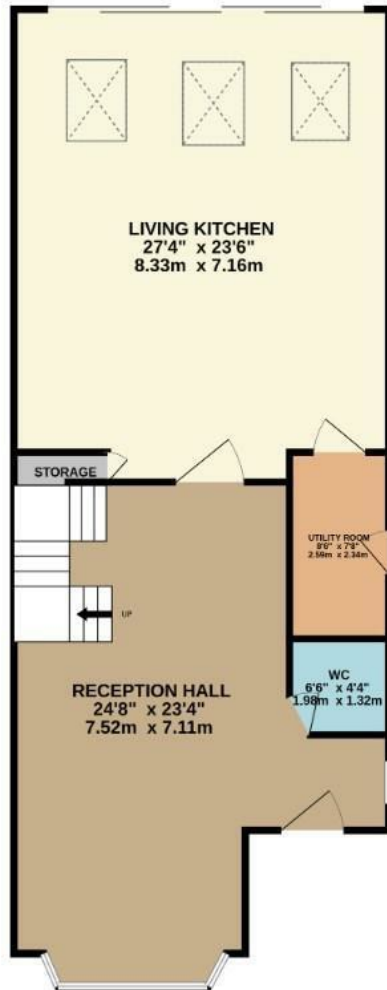
What 3 Words: **ports.gums.goes**

Council Tax Band: **G**

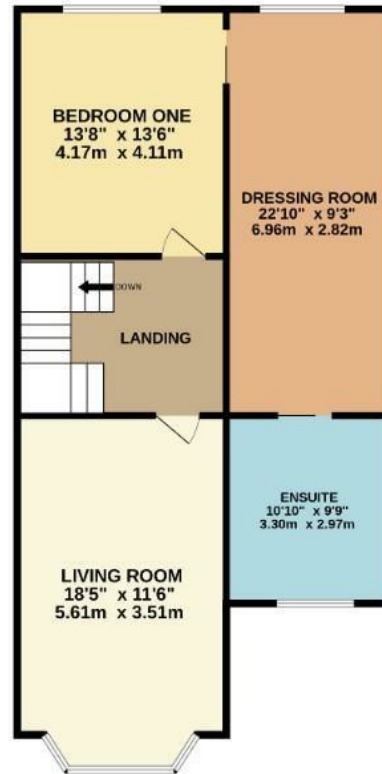
EPC Rating: **C**

Tenure: **Leasehold**

GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



2ND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 2582 sq.ft. (239.9 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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