

7 Ladythorn Crescent

Bramhall, Cheshire, SK7 2HB



mosley jarman





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£1,800,000

Video Tour Available- A superbly presented, extended and remodelled five double bedroom, three bathroom 1920's detached family home situated on a large plot of approximately 0.3 of an acre on one of Bramhall's quietest and finest tree lined roads which is within walking distance of Bramhall Village, train station and within the school catchment area for Pownall Green Primary School and Bramhall High School. This wonderful family home has been finished to an exceptional standard throughout with high quality fixtures and fittings and is being offered for sale with no onward chain. The property benefits from powdered coated aluminium double glazing, gas fired central heating (run by a pressurised cylinder), off road parking for several cars, integral double length garage and well-established gardens. The accommodation includes; entrance hallway, down stairs wc, office/gym, utility room, integral garage, dual aspect living room (with contemporary fire and opening to) a stunning living kitchen (fitted with bespoke sold oak matching wall and base units, polished concrete work surfaces, integrated appliances, under floor heating, large island/ breakfast bar, spacious living/ dining areas with log burner and sliding doors which open to five metres onto the garden). A solid oak staircase provides access to a first floor landing (with loft access), master bedroom (with vaulted ceilings and Velux window), contemporary ensuite shower room (with under floor heating), stunning family bathroom (with free standing bath and walk in shower) and four further double bedrooms (one with stylish ensuite and one with fitted wardrobes).

- An extended and remodelled five double bedroom detached family home
- School catchment area for Pownall Green Primary School
- No onward chain
- Off road parking for several cars and integral double length garage
- Three bathrooms, utility room and down stairs wc
- One of Bramhall's finest tree lined roads
- Superbly presented throughout
- Stunning living kitchen
- Large plot of approx 0.3 of an acre and well established gardens
- Freehold





The Ground & Gardens

To the front of the property is a well-established garden and a driveway which provides off road parking for several cars and leads to an integral double length garage (with electric door). To the rear of the house a large well-established garden which enjoys a high degree of privacy (with lawn, planted shrubs and border, patio and vegetable patch).

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 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) and wet underfloor heating system
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

Planning Permission Approved 2015- Stockport Planning Portal ref. DC/057729
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 Virgin, Media, EE & Three*

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 2HB**

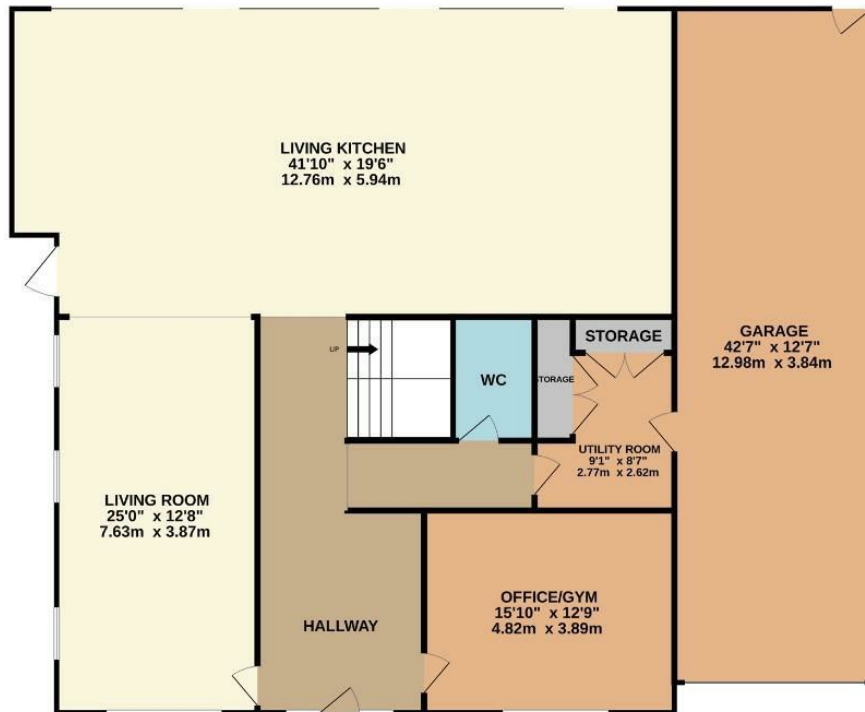
What 3 Words: **began.corner.facing**

Council Tax Band: **G**

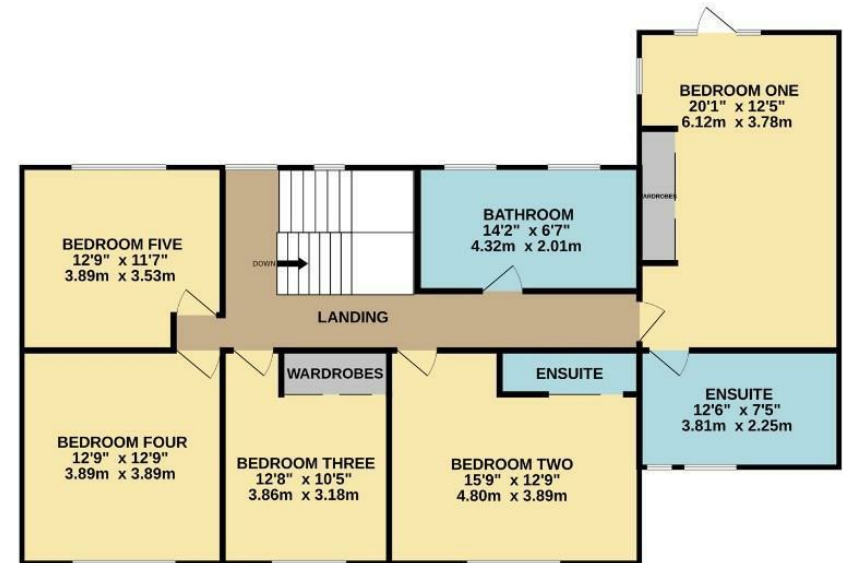
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
2314 sq.ft. (215.0 sq.m.) approx.



1ST FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA : 3637 sq.ft. (337.9 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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