

4 Moss Lane

Bramhall, Cheshire, SK7 1EH



mosley jarman





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£1,500,000

A stunning and most substantial detached family residence towards the Woodford end of one of Bramhall's most favoured roads, Moss Lane. Having been significantly extended, this spacious home boasts 5 double bedroom, 4 bathroom, 4 reception room accommodation over 2 floors, and boasts a particularly generous garden plot, secure gated driveway, large through garage and the bonus of a detached garden house ideal for those summer parties.

The accommodation comprises an entrance porch leading through to the stunning hallway with wonderful glazed aspect right through to the rear garden and large opening to the open plan family space which houses a contemporary wood burning stove and bi-folding doors out to the rear garden. The main lounge has a large window to the front elevation and an inglenook recess, plus glazed folding doors leading through to the family room. The spectacular kitchen / diner also has bi-folding doors opening to the rear garden and houses an excellent range of units plus a large central island and breakfast bar with quartz worksurfaces and full host of high specification appliances. The separate dining room / playroom is at the front, with a box bay window, and there is a separate office with more built in furniture accessed from the kitchen. A spacious utility room and useful down stairs shower / steam room make up the ground floor.

On the first floor the striking gallery landing gives access to the generous 5 double bedrooms with bedrooms 1 and 2 both enjoying large en-suites and ample built in wardrobes. The family bathroom is also finished to a high standard with fully tiled finish.

- SUBSTANTIAL FAMILY HOME
- LARGE REAR GARDEN
- 5 DOUBLE BEDROOMS
- 4 BATHROOMS incl STEAM ROOM
- SIGNIFICANTLY EXTENDED
- DETACHED 'GARDEN HOUSE'
- 4 RECEPTION SPACES
- HIGH SPECIFICATION THROUGHOUT





Gardens and Grounds

Externally there is a substantial gated driveway at the front of the property enjoying excellent privacy from the road and access to the large integrated garage which has large roller doors to both the front and rear, perfect for car or boat enthusiasts. The large south facing rear garden has a huge terrace running adjacent to the rear of the house and steps down to a very large central lawn, flanked by planters and paved pathways. To the rear of the garden is a superb raised patio with built in seating and pergola, a perfect party space and usefully adjacent to a detached 'Garden house' which has a small kitchenette, lounging space with a TV connection and a sizable shower room/ WC.

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. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall 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, Bramall 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.

Additional Information

Heating - Gas powered Central 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

Freehold

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

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 1EH**

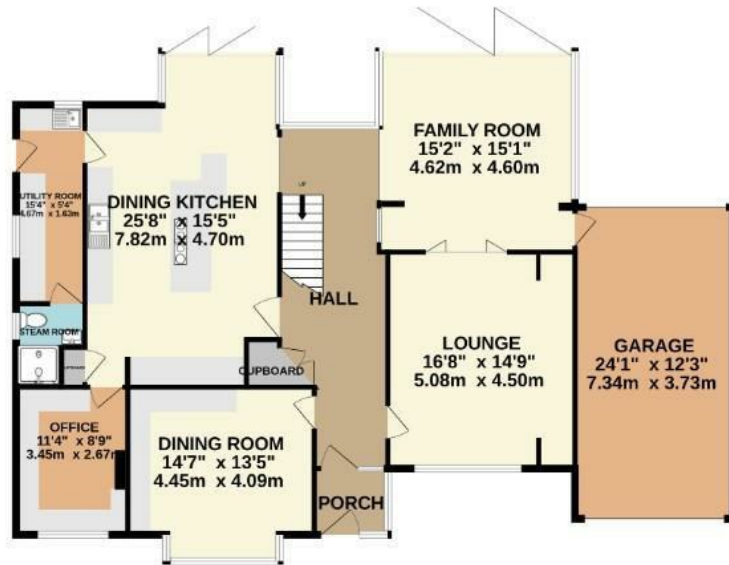
What 3 Words: **green.useful.fields**

Council Tax Band: **G**

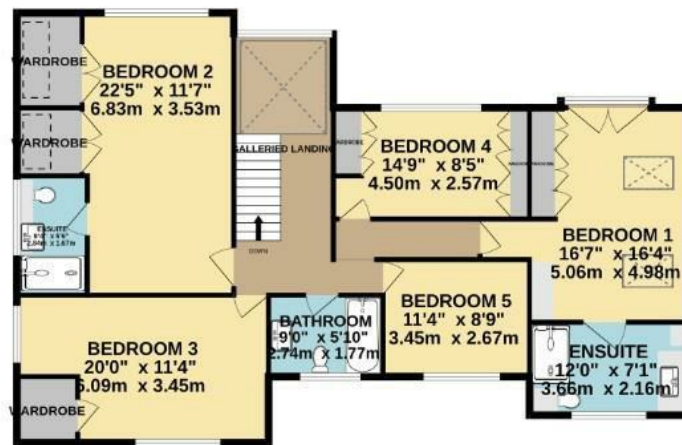
EPC Rating: **TBC**

Tenure: **Freehold**

GROUND FLOOR
2015 sq.ft. (187.2 sq.m.) approx.



1ST FLOOR
1388 sq.ft. (128.9 sq.m.) approx.



TOTAL FLOOR AREA : 3403 sq.ft. (316.1 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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