

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 2EE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South , Bramhall, SK7 2EE

A truly captivating 1930's masterpiece, a five-bedroom, four-bathroom detached family home exuding timeless charm and elegance. Nestled gracefully away from the road, a picturesque driveway leads to the enchanting front door, offering a warm welcome. Stepping into a spacious and inviting hallway, complete with a handy storage cupboard. The living room is a cosy retreat, adorned with a bay window that floods the space with natural light. Its centrepiece is an exquisite inglenook fireplace housing a mesmerizing living flame gas fire, framed by a decorative surround. But it's in the Living Dining Kitchen where the heart of this home truly beats. This expansive, multifunctional space seamlessly combines a shaker-style kitchen with integrated appliances and a breakfast bar island. It flows effortlessly into a dining area that welcomes guests to gather for memorable moments. This versatile living area is perfectly designed for relaxation, featuring bifolding doors that open onto the garden and a series of Velux windows, casting an abundance of natural light upon the homely space. Further enriching this floor is an office/study, graced by a bay window that bathes the room in radiance. A well-appointed downstairs shower room and a utility room, tailored to meet all your washing needs.

Up the stairs to the first floor is the landing, providing access to five double bedrooms. Bedroom one is at the back of the home with a stylish modern ensuite shower room, bedroom two has a stunning bay window to the front, bedroom three has a sleek contemporary ensuite bathroom with a luxurious free-standing bath, modern floating vanity unit, and a spacious double-length shower, finished elegantly with floor-to-ceiling tiles. Completing the first floor are two further bedrooms, each with their own unique features, and a family bathroom with a charming free-standing bath, elegant vanity sink unit, and a separate shower.

The outside space to this family home boasts summertime fun, with a mature rear garden, offering a perfect space which is mainly laid to lawn and a patio area perfect for summer evenings and BBQs for family and friends. A driveway for several vehicles that leads to a detached tandem garage. Walking distance of Bramhall Village as well as being catchment area for Pownall Primary School and Bramhall High school. Close to Bramhall Park and Happy Valley great for the little ones or the fur companions!

The Current Owners Love:

- The fabulous large garden and it's entertaining patio.
- The open plan living kitchen, perfect for family evenings and weekends!
- The grand appearance of our home from the driveway.

We Have Noticed:

- The luxury of having Bramhall Village on your doorstep, perfect for having a wander for a bite to eat.
- The ample space this home has both inside and outside, a great space for a family!
- We also love the new extension at the back of the home, great for entertaining.







Key Features:

- A truly captivating 1930's masterpiece family home
- Five double bedrooms and four bathrooms including a downstairs shower room
- A stunning living kitchen, the perfect hub of the home for families
- Walking distance of Bramhall Village
- Catchment area for Pownall Primary School and Bramhall High School
- Utility room, study/office and detached tandem garage
- Close to Bramhall Park and Happy Valley

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3633

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Porch** 12'0" x 3'0" (3.66m x 0.91m)
- Hallway** 19'7" x 11'1" (5.97m x 3.38m)
- Living Room** 18'5" x 18'0" (5.61m x 5.49m)
- Living Dining Kitchen** 42'0" x 26'4" (12.8m x 8.03m)
- Office/Study** 15'11" x 12'1" (4.85m x 3.68m)
- Utility Room** 13'1" x 9'0" (3.99m x 2.74m)
- Shower Room** 9'1" x 5'0" (2.77m x 1.52m)
- Garage** 31'0" x 11'0" (9.45m x 3.35m)

SECOND FLOOR

- Landing** 24'3" x 9'3" (7.39m x 2.82m)
- Bedroom One** 16'5" x 14'10" (5m x 4.52m)
- Ensuite** 13'1" x 3'10" (3.99m x 1.17m)
- Bedroom Two** 18'5" x 14'10" (5.61m x 4.52m)
- Bedroom Three** 14'5" x 12'0" (4.39m x 3.66m)
- Ensuite** 12'11" x 7'4" (3.94m x 2.24m)
- Bedroom Four** 16'7" x 12'5" (5.05m x 3.78m)
- Bedroom Five** 11'10" x 11'0" (3.61m x 3.35m)
- Bathroom** 11'1" x 8'6" (3.38m x 2.59m)
- WC** 4'6" x 2'6" (1.37m x 0.76m)





