

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 2EG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South , Bramhall, SK7 2EG

Large Detached Family Home with Five Double Bedrooms & Three Spacious Reception Areas in Bramhall Village. This Fabulous Edwardian Home boasts Ample Parking complete with An In-Out Driveway Accessed Via a Secure Intercom & Electric Gates. Some TLC/Updating is required.

This magnificent Edwardian detached family home exudes timeless charm and elegance. Its distinctive mock Tudor gables immediately catch the eye, offering a glimpse into a bygone era. The house proudly retains its period-style features, including the exquisite stained glass leaded windows. Inside, generous ceiling heights lend an air of opulence to the living spaces, creating an inviting and spacious atmosphere. Nestled back from the road, this home enjoys a sense of seclusion and privacy, enhanced by a block-paved in-out driveway secured by twin electric gates, providing ample off-road parking for multiple vehicles. This family home seamlessly blends classic character with modern convenience, offering a unique and captivating living experience.

This family home is ideally situated in a highly convenient location just on the outskirts of Bramhall Village. Its proximity to Bramhall Train Station makes commuting a breeze, while the nearby shops, bars, and restaurants offer a vibrant and accessible lifestyle. Families will appreciate that it falls within the catchment area for Pownall Green Primary School. This prime location combines the tranquillity of suburban living with the ease of access to essential amenities and services, making it an attractive choice for those seeking a balanced and well-connected lifestyle.

Stepping into this magnificent period home, you're immediately greeted by an inviting entrance porch. The grand hallway that follows is a true testament to the home's historical charm, boasting the original fireplace, rich wood panelling, and a gracefully curving staircase leading to the first floor. Adding to the convenience of the ground floor, a cloakroom and a well-placed downstairs WC complete the hallway's amenities. Off the hallway, you'll discover the sitting room, adorned with a truly stunning bay window that extends into an additional porch area. From here, a door leads to a truly exceptional living room, featuring two curved bay windows with cozy window seats that invite you to admire the splendid garden. Oak panelled walls and Oak flooring further accentuate the room's classic elegance, complemented by a limestone fireplace that serves as a focal point for gatherings. A dining room awaits, boasting its own striking bay window with leaded glass, showcasing the home's period features in all their glory. Completing the ground floor is the heart of the home, the dining kitchen. This inviting space is designed with family life in mind, featuring an island unit and luxurious granite work surfaces. Crisp white wall and base units provide ample storage, and integrated appliances ensure modern functionality. The dining area within the kitchen is the perfect spot for family breakfasts, with French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. For added convenience, a dedicated utility room stands ready to accommodate all your washing needs, ensuring that every aspect of daily living is catered to in this exceptional residence.

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Heading up the stairs to the first floor unveils a captivating scene. A galleried landing welcomes you, illuminated by a stunning leaded stained glass window that bathes the space in natural light. The journey continues as you step into the spacious bedroom one, graced with fitted wardrobes and dual aspect windows, creating an ambiance of perfect brightness. An ensuite bathroom awaits, featuring a floating vanity unit, a walk-in double-length shower, and a heated towel rail for added comfort. Bedroom two, a generous double, boasts its own fitted wardrobes and an ensuite shower room, bedroom three is thoughtfully designed with fitted wardrobes, optimizing storage and organization. Bedroom four comes with a storage cupboard that can easily serve as a wardrobe, adding versatility to the space. Completing the array of bedrooms is bedroom five, offering additional accommodation options. A family bathroom adorned with a matching three-piece suite rounds off this well-furnished first floor, ensuring that both practicality and aesthetics are seamlessly created into the fabric of this inviting family home. A charming rear garden that has matured beautifully over the years. The majority of the outdoor space is thoughtfully landscaped with a well-maintained lawn, providing ample room for outdoor activities and relaxation. Whether you're looking to enjoy the greenery, host gatherings, or simply unwind by the pond, this rear garden offers a perfect sanctuary for all your outdoor needs. This home has more to offer, beneath its impressive exterior lies a hidden gem – a basement with two main chambers. These versatile spaces can be adapted to suit various purposes. Additionally, a convenient storeroom and a well-placed WC add further utility to this lower level, enhancing the overall functionality and liveability of this exceptional family home.



The Current Owners Love:

- We absolutely love our living room - it's brimming with characterful features, and the size of it is just perfect for family and friends
- This home boasts an ideal location, with it being a stone's throw away from the charming Bramhall Village, which is a vibrant community!
- One of the great things about our home is that it's set back from the main road, and we have a convenient in/out driveway

We Have Noticed:

- The truly stunning period features that have been retained through this house has really kept the character all these years later
- Catchment area for the an excellent local school, makes this home perfect for families
- Cellars, that gives this home further scope to create your dream home





Key Features:

- A magnificent Edwardian detached family home that exudes timeless charm and elegance
- Retains period-style features and has distinctive mock Tudor gables
- Stone's throw away from Bramhall Train Station, Bramhall Village with vibrant shops, bars, and restaurants
- Five bedrooms (four doubles) and three bathrooms (two ensembles)
- A truly stunning living room with two curved bay windows with window seats
- Catchment area for Pownall Green Primary School
- Cellars, utility room, cloaks room and downstairs WC

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 4322

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Porchway
- Entrance Hall 18'3" x 12'10" (5.56m x 3.91m)
- Sitting Room 22'10" x 18'5" (6.96m x 5.61m)
- Living Room 24'4" x 23'8" (7.42m x 7.21m)
- Dining Room 18'2" x 17'2" (5.54m x 5.23m)
- Dining Kitchen 21'2" x 12'11" (6.45m x 3.94m)
- Cloaks
- WC 6'1" x 2'9" (1.85m x 0.84m)
- Utility Room 11'5" x 5'10" (3.48m x 1.78m)

FIRST FLOOR

- Landing 22'7" x 8'8" (6.88m x 2.64m)
- Bedroom One 23'11" x 21'10" (7.29m x 6.65m)
- Ensuite 9'7" x 7'7" (2.92m x 2.31m)
- Bedroom Two 17'3" x 14'1" (5.26m x 4.29m)
- Ensuite 6'11" x 5'2" (2.11m x 1.57m)
- Bedroom Three 13'0" x 12'6" (3.96m x 3.81m)
- Bedroom Four 12'10" x 9'8" (3.91m x 2.95m)
- Bedroom Five 11'4" x 10'2" (3.45m x 3.1m)
- Bathroom 10'5" x 6'4" (3.18m x 1.93m)

BASEMENT

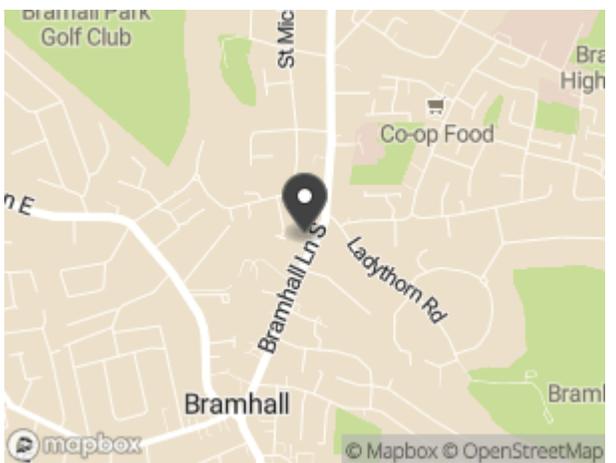
- Chamber Two 13'2" x 13'0" (4.01m x 3.96m)
- Chamber One 21'8" x 10'0" (6.6m x 3.05m)

WC



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

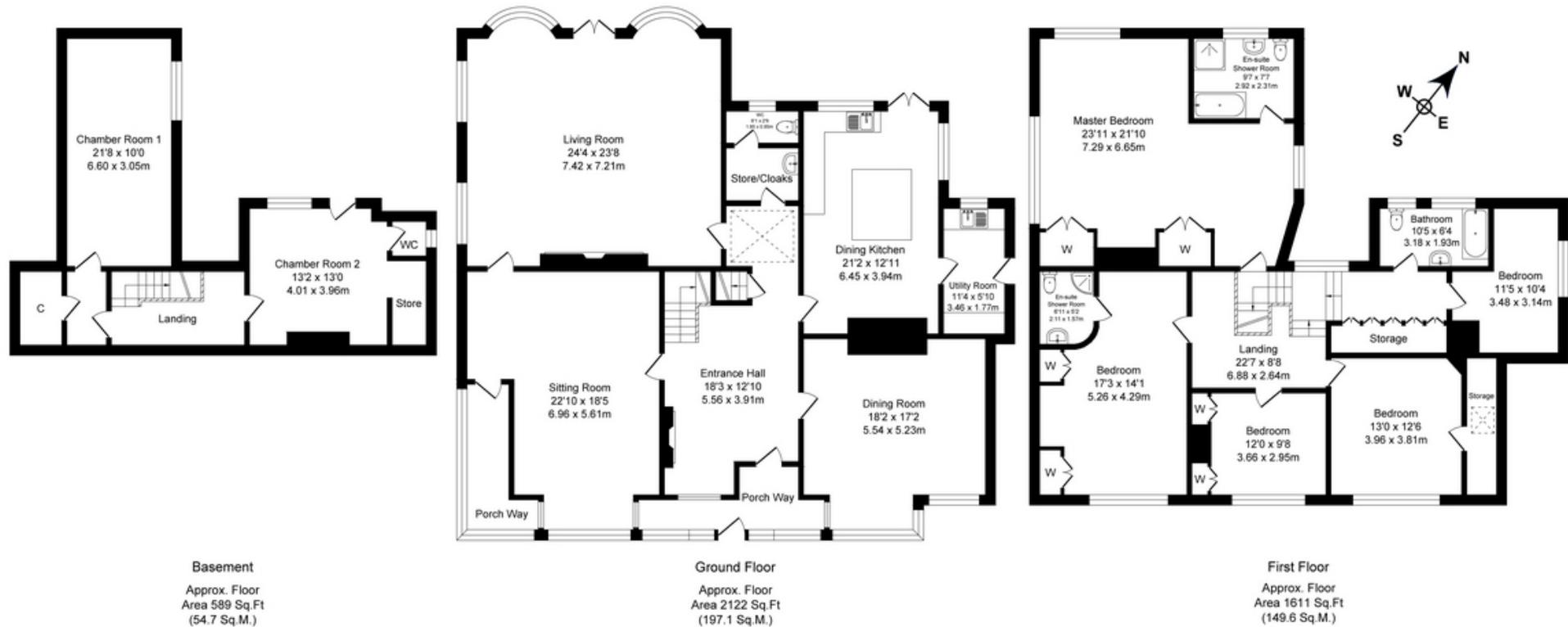




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Total Approx. Floor Area 4322 Sq.ft. (401.4 Sq.M.)

Surveyed and drawn for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.