

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 3AA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South , Bramhall, SK7 3AA

Homeleigh - A Truly Unique and Beautiful Five Double Bedroom, Five Reception Victorian Detached Family Home on a Large Plot. This Quality Family Home really is that Forever Home you've been searching for. has been comprehensively Refurbished throughout creating a one of a kind residence of supreme quality. This magnificent home has been neutrally finished all features, fixtures and fittings are high-end with everything carefully thought out to deliver maximum space, light, and flow while facilitating family harmony. 212 Bramhall Lane South is the very epitome of a forever home. The smart, inviting front door welcomes visitors into a bright and stylish entrance hall, full of light, with a stylish wooden floor, a stunning solid wooden staircase sweeping majestically and spindles. First, to the left, is a roomy and light living room, with feature arched bay window and a focal-point fireplace. Next, there's a similarly spacious dining room, with attractive French windows looking out onto the gorgeous garden, plus a rather unique side window incorporating intriguing stained-glass characters from Shakespeare's plays. Not to be outdone, the French windows are topped with exquisite stained-glass illustrations of Aesop's Fables. The dining room leads into the heart of this breathtaking family home, which stretches the entire width of the house. The expansive kitchen – designed and expertly fitted only last year - is both sleek and stylish, boasting an array of Northumberland grey units pleasingly arranged around a T-shaped island. And still, there's more. Another family-friendly seating area adjoins the kitchen. Timelessly stylish engineered wooden flooring throughout is elegantly contemporary, yet befitting a period property, whilst also offering warmth and comfort. Such warmth and comfort are further enhanced by zoned underfloor heating throughout the ground and first floors. Further doors from the hallway lead you the office then onto a wc furnished with a stylish walk-in shower. Stairs lead round and down into a beautifully converted basement. Self-contained, and with its own entrance, this could easily become a granny annexe or space for a home-based business. From what is classed as a lobby – which is vast enough to have once accommodated a pool table - there's a laundry room, a wc, and a gym. Next, we have a capacious cinema room, complete with surround sound and a sizeable screen. There's also a sauna and another room which is ideal as an art studio. From here there's a door leading directly to the garden. Wooden flooring and light décor throughout make this an integral and invaluable addition to the home, a real advantage. To the first floor, an attractive galleried landing is light and airy and offers access to three good sized bedrooms – of which even the smallest holds a king-sized bed and plenty of wardrobe space, while enjoying delightful garden views via a bay window. The master bedroom boasts an abundance of space and a decent run of wardrobes, plus enjoys similar views from a bay window featuring further Aesop's Fables, while to the front is the biggest bedroom, also benefitting from a bay window. Then there's a large family bathroom with oversized porcelain tiles that are both elegant and practical, and a feature free-standing bath takes centre stage, plus there's also a large walk-in shower. Light simply pours in. From this first landing is another surprise, in the form of stained-glass doors accessing the full useable balcony. Heading yet further up, there's another surprisingly spacious landing – perhaps more of a lobby – plus a useful box room which would take little effort to become a study. Two further bedrooms are generously proportioned and have been cleverly fitted with storage and furniture into the eaves. One last surprise is hidden within a wardrobe, from which a diminutive door opens to reveal a roomy storage loft area.





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Looking out over the garden, the eye is then led over a wealth of trees, almost as far as can be seen, thanks to Happy Valley and the first edges of the Peak District beyond. The garden itself is a fantastic size. The vast upper garden area is laid predominantly to stone, with several seating areas, a pond and a canopied hot tub. The lower garden, accessed via block paved steps, is primarily lush, green grass to the end of which is another stone seating area, just perfectly positioned for the whole family to relax and catch the last of the sun on a summer evening. Opposite there is a useful shed, and a greenhouse. The planting is natural and mature trees add interest – as well as attracting plenty of wildlife. Nuthatches have chosen to nest here before now, and squirrels build their dreys. Local schools are consistently high performing, with prep and public schools are also nearby, and several highly rated nurseries. The nation's favourite department stores, John Lewis and Marks & Spencer aren't far away. Countless sports clubs and facilities are just minutes away, as well as those marvellous walks in almost every direction – almost all with an eatery en route. This magnificent home really is a dream home, but its character, its sheer size must be viewed to be fully appreciated. Only then can one appreciate the magic. It's fair to say it's spellbinding.



The Current Owners Love:

- Admiring at all the stain glass windows particularly the Aesop's Fables and Shakespeare characters on the windows and doors
- Sitting at the bottom of the garden and watching the sun go down over the houses as well as relaxing in the hot tub at the end of a busy week
- Cooking and relaxing with the family around the island in the kitchen as its such a adaptable space

We Have Noticed:

- The striking views of the garden from the bedrooms.
- The spacious hallway and landing areas filled with period charm in abundance.
- The vaulted ceiling in the family area of the Kitchen extension giving a dramatic sense of space.





Key Features:

- A Period Detached Family Home
- Five Double Bedrooms
- Extended Living Kitchen With Vaulted Ceilings
- Stunning Mature Garden
- Sauna, Gym and Cinema Room
- Accommodation Over Four Floors 3821 SQ FT Approximately

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor

Sitting Room 16'6" x 12'9" (5.03m x 3.89m)

Dining Room 19'7" x 16'0" (5.97m x 4.88m)

Kitchen 34'1" x 23'7" (10.39m x 7.19m)

Study 8'3" x 4'9" (2.51m x 1.45m)

Shower Room 8'3" x 6'7" (2.51m x 2.01m)

First Floor

Bedroom 18'1" x 16'7" (5.51m x 5.05m)

Bedroom 16'6" x 12'9" (5.03m x 3.89m)

Bedroom 14'5" x 12'5" (4.39m x 3.78m)

Bathroom 7'5" x 7'9" (2.26m x 2.36m)

Balcony 16'10" x 3'1" (5.13m x 0.94m)

Second Floor

Bedroom 15'1" x 12'9" (4.6m x 3.89m)

Bedroom 12'10" x 9'3" (3.91m x 2.82m)

Shower Room 9'0" x 4'9" (2.74m x 1.45m)

Basement

Gym 15'9" x 12'11" (4.8m x 3.94m)

Cinema Room 15'11" x 12'11" (4.85m x 3.94m)

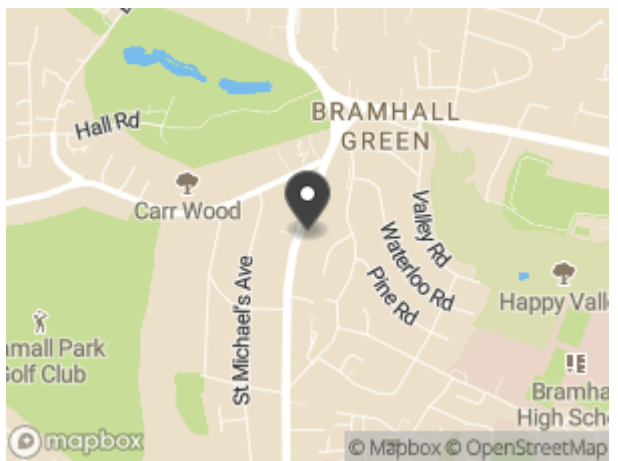
Utility Room 5'6" x 14'1" (1.68m x 4.29m)

WC 5'6" x 2'8" (1.68m x 0.81m)



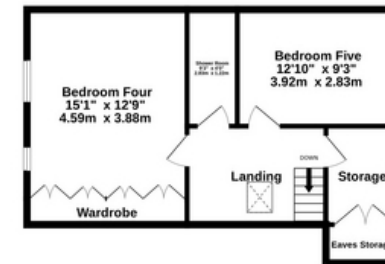
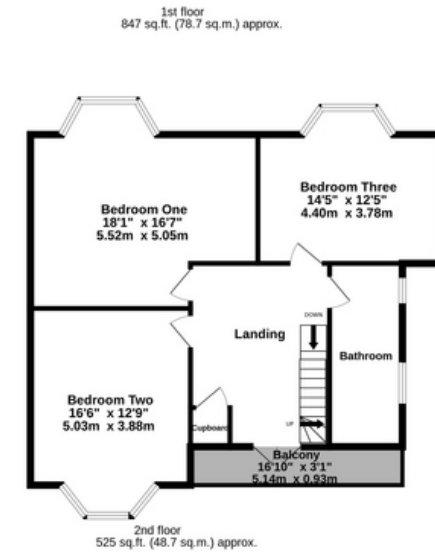
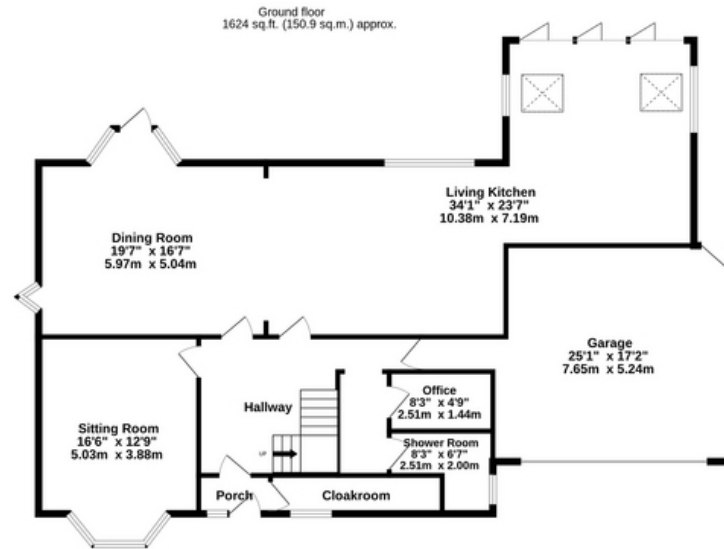
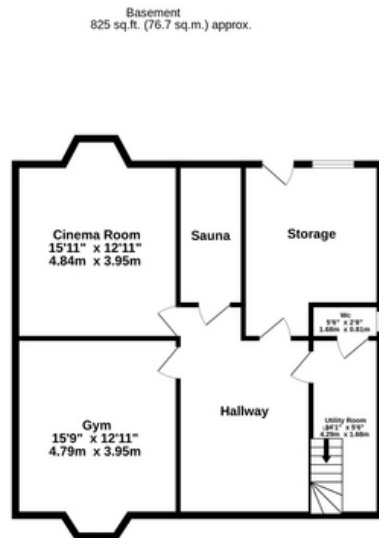
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		69
England, Scotland & Wales		EU Directive 2002/91/EC





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



TOTAL FLOOR AREA : 3821 sq.ft. (355.0 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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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.