

ANY  
PART EXCHANGE  
WELCOME



Field Close

Bramhall, SK7 1HZ

SHRIGLEY ROSE & CO

Bespoke Estate Agents



## Field Close, Bramhall, SK7 1HZ

Set within the picturesque confines of a tranquil cul-de-sac in the highly sought-after Bramhall area, just a leisurely stroll from the bustling village centre, Queensgate Primary School, and scenic recreational grounds, stands a truly exceptional gem of urbanised elegance. Welcome to Field Close, a meticulously designed 1930s home boasting four bedrooms, three bathrooms, and an impressive six living areas, offering an abundance of space for both relaxation and productivity. Step into elegance and warmth as you cross the threshold of this remarkable 1930s home. Beyond the door lies a captivating hallway, resplendent with the timeless beauty of solid oak wood parquet flooring. Transitioning into the cosy lounge area, you'll find a haven for relaxation or entertainment. This inviting space is ideal for unwinding after a long day or hosting gatherings with loved ones. A focal point of the room is the large bay window, offering a charming view of the front aspect while infusing the space with natural light. Heading to the formal lounge area, you'll find a spacious room exuding refinement and style. Adorned with a log burner, it emanates a comforting warmth, perfect for cosy evenings. French doors open onto the rear garden, inviting you to seamlessly transition between indoor and outdoor spaces. On the ground floor, you'll also discover a dedicated office space, providing the perfect setting for productivity and focus smartly positioned separately from the rest of the house yet to come. Venturing to the heart of the home, you'll find the recently enhanced kitchen, a beautiful space designed to inspire culinary creativity and foster warm gatherings. Illuminated by Velux windows, natural light floods the room, creating an inviting atmosphere. At the centre of it all stands a stylish kitchen island, offering both functionality and aesthetic appeal. Every detail has been carefully considered, with high-end integrated appliances ensuring seamless functionality and modern convenience. The kitchen effortlessly flows into the beautiful and spacious dining room, creating a seamless transition between cooking and dining spaces. Adorned with French doors leading out to the rear garden, as well as Velux windows overhead, the dining room is bathed in natural light, creating a bright and inviting atmosphere. On the ground floor, there's a handy WC, perfectly positioned for guests and residents alike. Just beyond, you'll find a lobby leading to the spacious utility room, where practicality meets convenience. With its ample space and well-considered layout, the utility room is ideal for laundry and household tasks. What's more, a door offers easy access to the front of the home, making it effortless to tackle outdoor chores or bring in deliveries. At the top of the stairs awaits a large, inviting landing, providing a welcoming space that connects the bedrooms and adds to the home's sense of openness. You'll discover four generously sized double bedrooms, each offering space and comfort. The main bedroom is a standout feature, boasting a beautiful balcony overlooking the garden—a serene retreat for quiet moments or morning coffee. Complete with an en suite, it offers both luxury and privacy. The second bedroom also features an en suite, providing convenience and style. Additionally, the further two bedrooms are spacious double rooms, perfect for family members or guests to relax and unwind in comfort. The main bathroom is a spacious room, boasting a four-piece suite that exudes both luxury and functionality. With its generous proportions, this bathroom offers ample space for relaxation and rejuvenation.





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The exterior of this home is truly remarkable, offering both practicality and charm. Heading outside, at the front, you'll find a spacious tucked away driveway, providing multiple parking space and convenience for residents and guests alike. An EV charging point underscores the home's commitment to sustainability and modern living, catering to the needs of environmentally-conscious homeowners. Additionally, the converted garage offers valuable storage space, perfect for stowing away outdoor equipment, bicycles, or other belongings. Heading to the rear of the home, you'll be captivated by the beauty of the garden. A patio area provides the perfect spot for al fresco dining or simply basking in the sunshine, while a lush lawned area offers space for recreation and play. Nestled within the garden is an outbuilding, currently serving as a gym, providing a dedicated space for fitness enthusiasts. But that's not all—on the other side of the garden awaits a delightful surprise: a pizza oven adjacent to an outdoor seating area. This charming outdoor structure is equipped with power and heating, ensuring comfort and enjoyment throughout the year. Situated in the heart of Bramhall Village, this home enjoys a prime location within walking distance of all the amenities and attractions that this charming area has to offer. Additionally, with various walking routes nearby, residents can easily explore the natural beauty of the surrounding area, from picturesque parks to scenic trails.



### The Current Owners Love:

- The location. It's so quiet and peaceful and just a stones throw from the recreation field, stables and lovely countryside walks
- The open plan kitchen. A lovely bright and open space to enjoy cooking and family time as well as being ideal to entertain guests
- The outdoor buildings are a perfect area to entertain and hold family gatherings as well as utilising them during the summer months when hosting BBQ's or just wanting a sunbathe

### We Have Noticed:

- Stunningly open and bright home, where natural light gracefully floods through expansive windows, casting a luminous glow across every room
- An adaptive space and accompanying outbuildings ensure this home is tailored to meet your every need
- Nestled on a serene cul-de-sac just a leisurely stroll away lies the charming Bramhall Village plus renowned schools are within easy reach, ensuring an exceptional educational experience for your family





### Key Features:

- ANY PART EXCHANGE WELCOME
- Four spacious double bedrooms and three well-appointed bathrooms
- 1930s detached family home, where classic charm meets modern comfort
- Sun-kissed sanctuary with a southwest-facing garden
- Eco-friendly ethos of an electric charging point
- Convenience of being within walking distance to Bramhall Village
- Nestled within a serene cul-de-sac offering peace and privacy
- Open plan living leading to the garden making it the ideal home for entertaining all year around

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2616

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

- Hallway 18'0" x 6'0" (5.49m x 1.83m)
- Lounge 20'10" x 14'0" (6.35m x 4.27m)
- Office 9'0" x 8'5" (2.74m x 2.57m)
- Living Room 21'0" x 13'10" (6.4m x 4.22m)
- Kitchen 18'5" x 15'0" (5.61m x 4.57m)
- Dining Room 14'5" x 12'0" (4.39m x 3.66m)
- Lobby 9'0" x 5'0" (2.74m x 1.52m)
- Utility Room 8'11" x 8'0" (2.72m x 2.44m)
- WC 9'0" x 4'7" (2.74m x 1.4m)

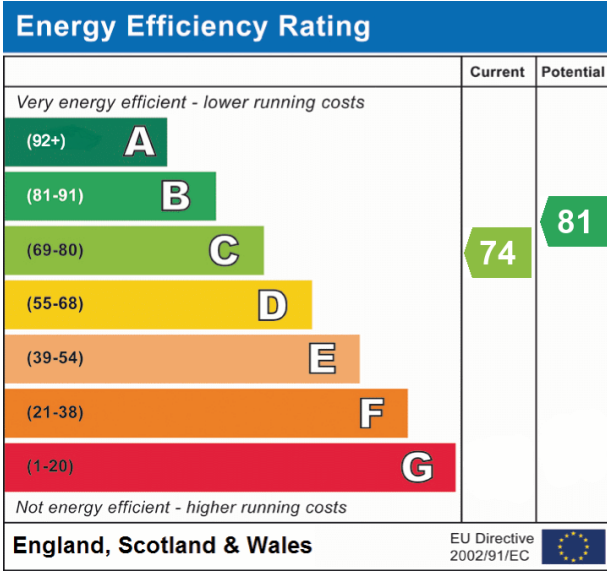
## FIRST FLOOR

- Landing 25'3" x 10'10" (7.7m x 3.3m)
- Bedroom One 17'5" x 12'0" (5.31m x 3.66m)
- Ensuite 6'5" x 6'0" (1.96m x 1.83m)
- Bedroom Two 14'5" x 14'0" (4.39m x 4.27m)
- Ensuite 6'5" x 6'0" (1.96m x 1.83m)

- Bedroom Three 14'5" x 11'5" (4.39m x 3.48m)
- Bedroom Four 11'5" x 10'10" (3.48m x 3.3m)
- Bathroom 11'10" x 9'0" (3.61m x 2.74m)

## OUTSIDE

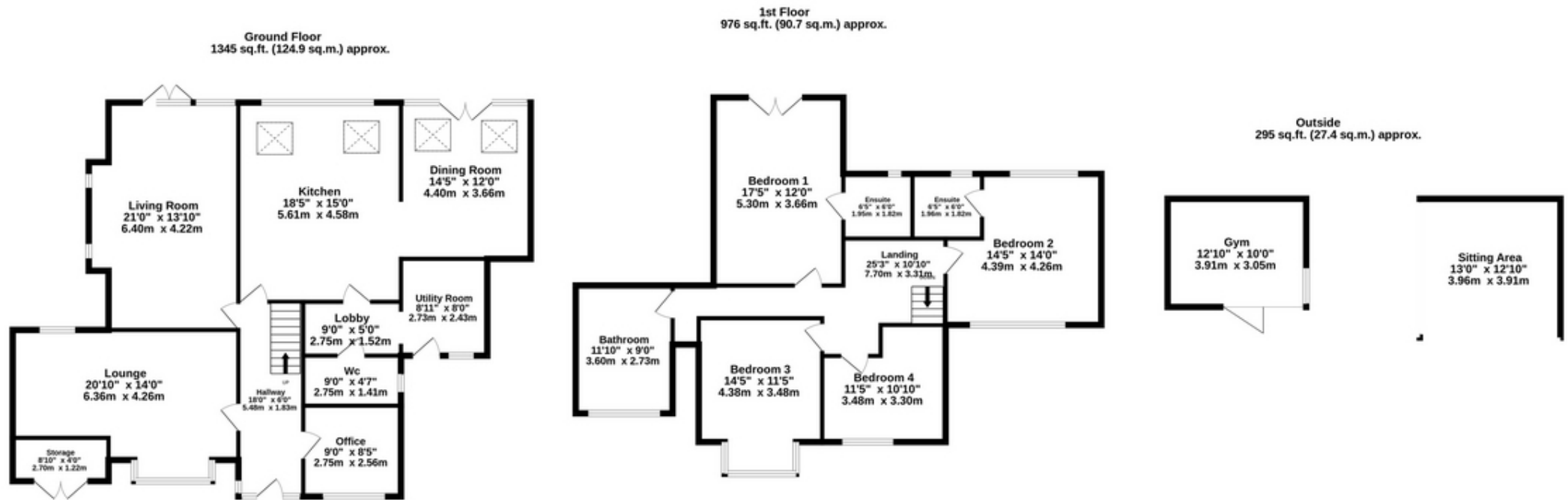
- Garage Store 8'10" x 4'0" (2.69m x 1.22m)
- Sitting Area 13'0" x 12'10" (3.96m x 3.91m)
- Gym 12'10" x 10'0" (3.91m x 3.05m)







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



**TOTAL FLOOR AREA : 2616 sq.ft. (243.0 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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