

ANY  
PART EXCHANGE  
WELCOME



Milverton Drive  
Bramhall, SK7 1EY

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Milverton Drive, Bramhall, SK7 1EY

Nestled on a cul-de-sac within the charming Milverton Drive, this remarkable home is just of the "old part" of Moss Lane. Its corner plot position is shared by only two other exclusive homes and is a testament to its unique charm. Prepare to be captivated by this truly wonderful family home. This family home is sat within catchment area for excellent local schools, including, Moss Hey Primary School and Bramhall High School. Upon arrival, you enter this family home through the front door, gracefully tucked beneath a sheltering porch. Alternatively, you may access the home via the door adjacent to the double garage, leading you into an internal lobby area that seamlessly connects the utility/laundry room and the double garage to the main residence. This alternate entrance serves as an excellent point of access, especially for pet owners or active families who prefer to shed their sports or outdoor gear before stepping into the main living space.

Stepping back into the hallway, you'll discover access to a modern downstairs WC, featuring a contemporary suite. This hallway also provides stairs to the upper floor, along with double doors leading to the dual aspect living room. The generous living room offers captivating dual aspect views, with patio doors onto the rear garden. Within this cozy haven, a log burner graces a fireplace recess, adorned with a timber mantel above, adding a touch of rustic charm. Adjacent to the lounge and kitchen lies the dining room, boasting a rear-facing window that invites natural light to flood in. This versatile space, substantial in size, could easily function as an additional sitting room or be opened up by removing the wall that separates it from the kitchen, thus creating a vast, entertaining dining kitchen—a feature that may be of great appeal. The breakfast kitchen is already designed to accommodate dining at the breakfast bar and has been tastefully revamped with contemporary array of kitchen units, seamlessly incorporating modern appliances. Adjacent to the kitchen, a TV/Sitting room presents itself as another remarkable feature, allowing you to supervise the little ones while preparing a meal. The kitchen also grants access to the side space of the courtyard garden and a refitted utility room, mirroring the kitchen's aesthetics with matching units. The utility room provides ample space for a washing machine and dryer, illuminated by a side-facing window. It also connects to the lobby area, seamlessly bridging the main section of the property with the double garage. The double garage, while retaining both of its front doors, has undergone a transformation, evolving into multi-functional space. One section, accessible from the internal lobby area, opens up to the courtyard garden and boasts a window offering rear elevation views. The second section is accessible from the side garden but is slightly shorter in length, owing to the preservation of a storage section within the garage.

Moving upstairs, the home's appeal continues to shine with five bedrooms (one currently used as an office) and two tastefully designed bathrooms. Bedroom one offers built-in wardrobes and boasts its own expansive and luxurious ensuite, featuring a contemporary suite complete with a bathtub and a walk-in shower. The ensuite is adorned with chrome fittings, stylish tiled walls, and mood lighting artfully placed at the foot of the bath, enhancing the room's overall aesthetic. In addition to bedroom one, you'll find four more bedrooms, two with thoughtfully equipped built-in wardrobe and storage facilities to maximize space and functionality. The remaining two bedrooms are positioned to capture the front aspect. The main family bathroom has undergone a transformation, as the traditional bathtub has been replaced with a contemporary suite. This modern arrangement features a walk-in shower and exudes a sense of sophistication with its chrome fittings and striking tiled walls.





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Outside is surrounded by gardens on three sides, enhancing its appeal and functionality. To one side, there's an enclosed courtyard-style section accessible from the breakfast kitchen. This space also provides access to the second section of the partially converted garage and features a gate leading to the front, as well as another gate connecting to the main rear garden section, all within a walled perimeter. This side section has been thoughtfully landscaped for low maintenance and serves as an ideal spot for outdoor entertaining or even as a designated pet run area. The main section of the rear garden predominantly consists of a well-maintained lawn, spanning continuing around the other side of the home, offering additional lawn space. A patio area provides a charming outdoor seating and relaxation area, complemented by flower bed borders. Another walled perimeter with a gate provides convenient access to the front section of the home. Due to the garden's width and the positioning, there are several areas that benefit from both Southerly and Westerly aspects, allowing you to enjoy both sunshine and shaded areas. To the front, you'll find more lawn areas and an ample-sized driveway leading to the double garage.

### The Current Owners Love:

- We love our garden, we spend lots of time enjoying it as a family and entertaining friends. The walled garden, different areas and fact it wraps around the entire house means it's often described by visitors as a 'secret garden'. Our favourite part is a very private sheltered courtyard area that has the sun on it all day, which is great for entertaining. The children love playing on the large lawn area.
- Location!! We can walk easily into Bramhall Village and to the station for commuting to Manchester. We also walk to the local primary school, which is excellent. We love the fact within 5 minutes walk you are in the countryside with lovely views. Being on a private road, makes it feel safe for children to play out and it's so nice and quiet.
- We use our log burner throughout winter and it makes the lounge a lovely sitting area.

### We Have Noticed:

- Desirable cul-de-sac location, perfect for families.
- Catchment for excellent local schools and within walking distance, perfect for the morning stroll to school.
- Potential to create a space with the multi-functional garage conversion.





### Key Features:

- A delightful five bedroom, two bathroom detached family home
- Nestled on a cul-de-sac within the charming Milverton Drive
- Corner plot position is shared by only two other exclusive homes
- Large wrap around garden, perfect for a growing family
- Walking distance of the vibrant Bramhall Village
- Catchment area for excellent local schools
- Double garage creating a multi-functional space
- Downstairs WC & utility room

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2177

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

# Property Summary:

## GROUND FLOOR

Hall 18'11" x 11'2" (5.77m x 3.4m)

WC 6'10" x 2'9" (2.08m x 0.84m)

Living Room 20'8" x 12'4" (6.3m x 3.76m)

Dining Room 12'10" x 11'4" (3.91m x 3.45m)

Snug 11'11" x 10'6" (3.63m x 3.2m)

Breakfast Kitchen 13'3" x 12'0" (4.04m x 3.66m)

Utility 7'11" x 5'7" (2.41m x 1.7m)

Additional Hall 7'8" x 5'3" (2.34m x 1.6m)

Garage/Additional Storage 18'5" x 9'5" (5.61m x 2.87m)

Gym 12'0" x 9'5" (3.66m x 2.87m)

## FIRST FLOOR

Landing 14'2" x 13'0" (4.32m x 3.96m)

Bedroom One 16'1" x 12'2" (4.9m x 3.71m)

Ensuite 9'6" x 8'2" (2.9m x 2.49m)

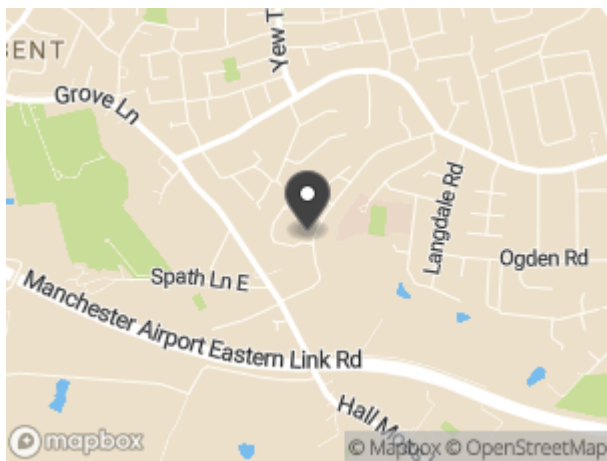
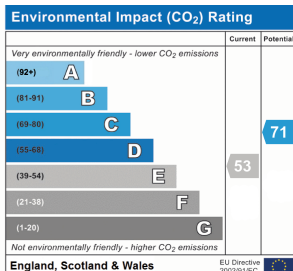
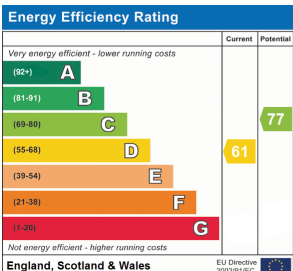
Bedroom Two 14'1" x 10'6" (4.29m x 3.2m)

Bedroom Three 12'4" x 10'2" (3.76m x 3.1m)

Bedroom Four 10'6" x 9'4" (3.2m x 2.84m)

Bedroom Five/Office 10'3" x 9'11" (3.12m x 3.02m)

Shower Room 10'5" x 5'10" (3.18m x 1.78m)



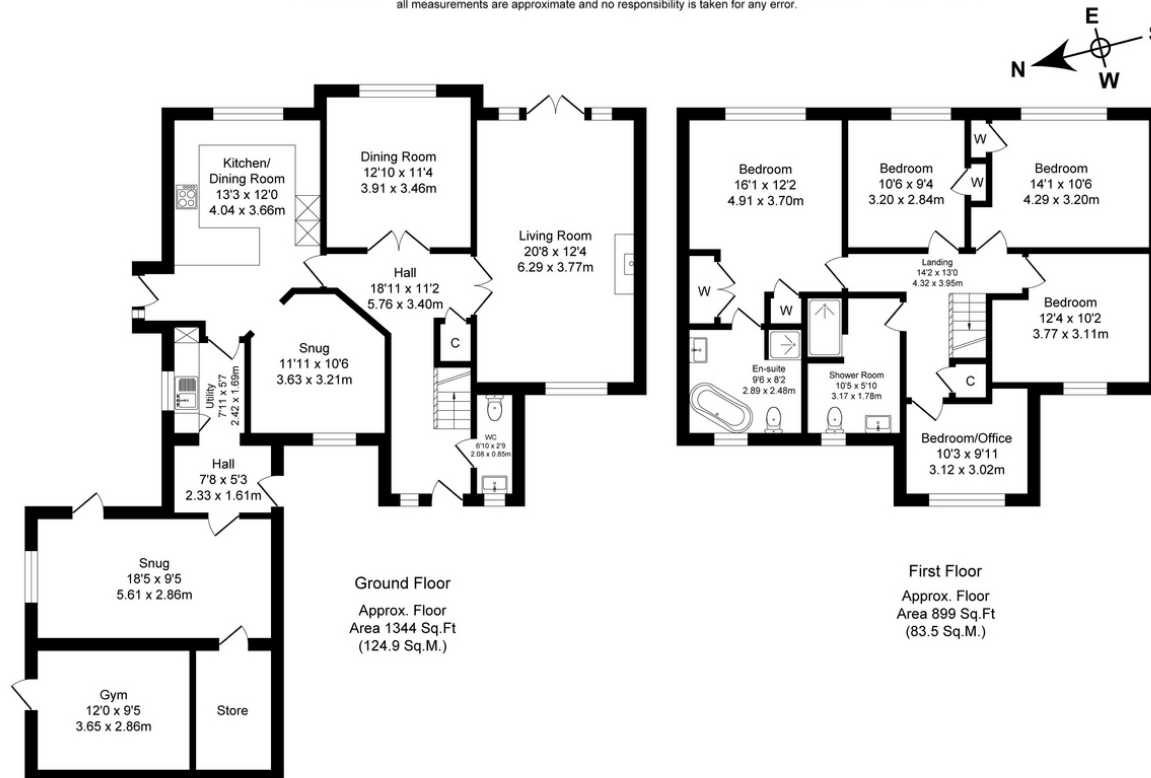




# DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Total Approx. Floor Area 2243 Sq.ft. (208.4 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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