

ANY
PART EXCHANGE
WELCOME



Pownall Avenue
Bramhall, SK7 2HE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Pownall Avenue, Bramhall, SK7 2HE

This exquisite, bespoke five-bedroom, three-bathroom detached family home is a testament to luxury living. Nestled in one of Bramhall's most esteemed and idyllic locations, it exudes unparalleled charm and sophistication at every turn. Its proximity to the prestigious Bramhall Golf Course and the sheer convenience of being within a leisurely stroll of Bramhall Village, the train station, and top-notch local schools make it an irresistible choice for discerning families.

Denehurst is nestled behind an imposing wrought iron electric gate. Its charm is immediately apparent as you traverse the block paved driveway providing off road parking for several vehicles, leading to a grand front door framed by an appealing arched storm porch.

Upon entry, you are greeted by an impressive hallway adorned with a sweeping solid Oak staircase, cleverly designed with under storage to maximize space efficiency. The formal lounge beckons as an inviting sanctuary, boasting a beautiful bay window that floods the space with natural light. Delicate panelling and intricate corncicing add a touch of traditional elegance, creating the perfect ambiance for relaxation and socialising.

A dedicated study, complete with fitted storage, offers a quiet retreat for work or leisure. A stylish downstairs WC embodies both form and function, featuring a vanity sink unit, heated towel rail, and tiled floor to ceiling, exuding sophistication in its design. The dining room exudes charm with its spacious bay window, offering picturesque views of the garden, making it an ideal setting for intimate gatherings or festive celebrations. The heart of Denehurst lies within its open-plan living kitchen, a versatile space designed to cater to all family needs. Custom-made with bespoke shaker style wall and base units, the kitchen exudes timeless elegance. An island adorned with Porcelain Italian Quartz worktop serves as the focal point, complemented by integrated appliances including an AEG oven and microwave, dishwasher, Frankie hot tap, and induction hob. A dining area seamlessly merges with the living space, featuring an electric feature glass fireplace and bi-folding doors that open onto the garden, inviting the outdoors in. In addition to the main kitchen, a second kitchen/utility room provides convenience and functionality, boasting a Range cooker and matching wall and base units, with access to the rear garden and integral garage.

Ascending the sweeping staircase to the expansive landing, a sense of serenity envelops you. This floor is dedicated to the family's private quarters, comprising five bedrooms and two bathrooms, each meticulously designed for comfort and functionality. Through French doors, a charming balcony awaits, offering a tranquil spot for morning tea amidst the picturesque surroundings. The main bedroom, a hidden sanctuary, basks in natural light from the bay window. Its ensuite shower room is a testament to luxury, featuring his and her vanity sinks, a double-length rain head shower, and floor-to-ceiling marble-effect tiling. A walk-in wardrobe adds to its allure. Bedroom two boasts fitted wardrobes and a sleek ensuite, while bedroom three, currently a versatile reception space, offers abundant storage and potential for an additional ensuite. Two more bedrooms, one doubling as a dressing area, and a family bathroom with exquisite finishes complete this floor. Here, comfort, elegance, and practicality seamlessly converge, creating a haven of relaxation for the entire family.







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Stepping out of this charming home and discover a sprawling timber decking area enveloping the property, ideal for soaking up the British sunshine. The well-tended garden, adorned with a plethora of blossoms, exudes tranquillity, accentuated by the soothing sounds of a babbling pond. Nestled on the deck, a quaint summer house offers the perfect spot for al fresco relaxation. Meanwhile, the expansive children's play area, complete with bark chippings, promises endless fun for little ones. Embrace the essence of British countryside living in this delightful retreat.



The Current Owners Love:

- A stunning open plan living kitchen perfect all year round
- Fantastic location, set on a popular road close to Bramhall Village
- Tranquillity and peace the home offers inside and out

We Have Noticed:

- Attractive home that stands out on the ever so popular road
- Picturesque rear garden with play area and summer house
- Catchment area for excellent local schools





Key Features:

- This exquisite detached home epitomises luxury living, boasting five bedrooms and three bathrooms
- Nestled on one of Bramhall's most prestigious roads, this remarkable property enjoys an enviable location
- Sweeping solid Oak staircase leading to a quaint landing balcony
- A beautiful, established mature rear garden adorned with a captivating feature pond, creating a picturesque oasis
- Integral double garage with up and over electric door perfect space for storage
- Additional kitchen that can be used as a utility room
- Gated front with wrought iron electric gates with a driveway for around 4 vehicles

Tenure: Freehold

Council Tax Band: H

Possession: Vacant possession upon completion

Total Floor Area: 3552 Sq Ft

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway 19'7" x 14'4" (5.97m x 4.37m)

Formal Lounge 28'1" x 28'0" (8.56m x 8.53m)

Dining Room 12'4" x 11'9" (3.76m x 3.58m)

Study 10'7" x 8'0" (3.23m x 2.44m)

Living Kitchen 20'8" x 19'2" (6.3m x 5.84m)

Utility Room 17'11" x 5'10" (5.46m x 1.78m)

Garage 18'8" x 17'11" (5.69m x 5.46m)

WC 6'6" x 4'3" (1.98m x 1.3m)

FIRST FLOOR

Landing 18'2" x 17'4" (5.54m x 5.28m)

Bedroom One 17'8" x 17'5" (5.38m x 5.31m)

Walk In Wardrobe

Ensuite 10'5" x 9'9" (3.18m x 2.97m)

Bedroom Two 49'2" x 39'4" (15.00m x 12.00m)

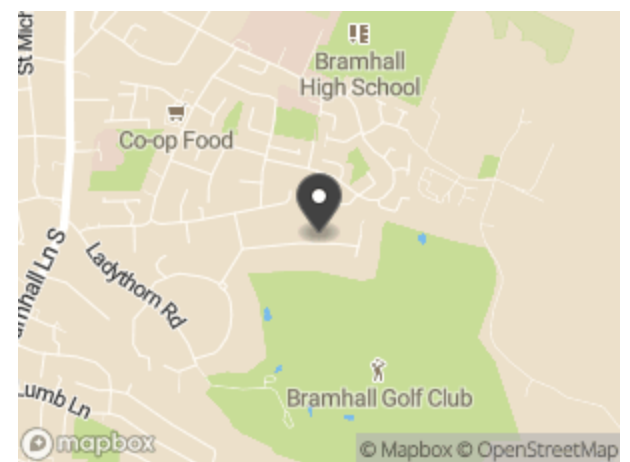
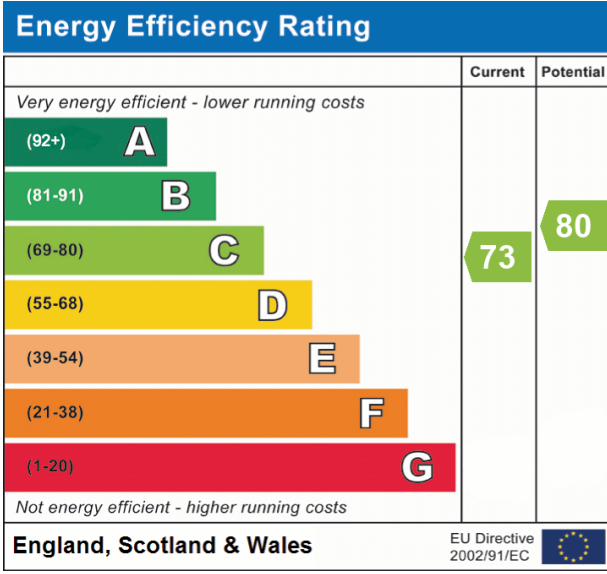
Ensuite 8'8" x 7'8" (2.64m x 2.34m)

Bedroom Three 19'11" x 12'11" (6.07m x 3.94m)

Bedroom Four 12'2" x 11'9" (3.71m x 3.58m)

Bedroom Five 8'2" x 7'10" (2.49m x 2.39m)

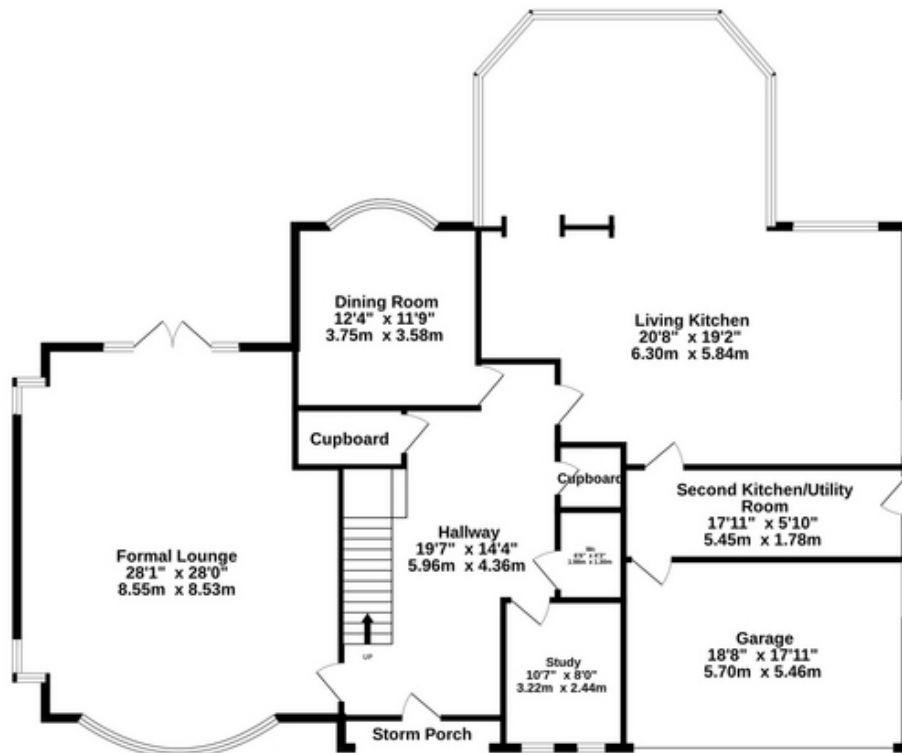
Bathroom 32'9" x 26'2" (10.00m x 8.00m)



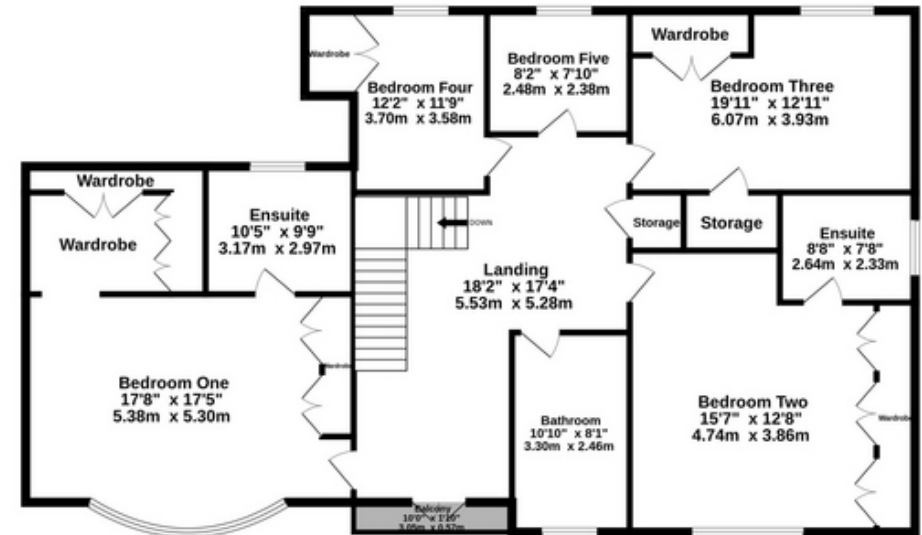


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

Ground Floor
1929 sq.ft. (179.2 sq.m.) approx.



1st Floor
1624 sq.ft. (150.8 sq.m.) approx.



TOTAL FLOOR AREA : 3552 sq.ft. (330.0 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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