

ANY
PART EXCHANGE
WELCOME



Elmsway

Bramhall, SK7 2AE

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Elmsway, Bramhall, SK7 2AE

This magnificent luxury detached home boasts five expansive double bedrooms, six elegant reception rooms, and five lavish bathrooms. Nestled in a highly sought-after area, this exceptional home exudes charm and sophistication. With meticulous attention to detail and opulent finishes throughout, it offers the perfect environment for both grand entertaining and serene modern family living. This home was meticulously developed by the owner, resulting in a stunning transformation into a sprawling residence. Each detail has been carefully considered and executed, showcasing the owner's impeccable taste and vision. What was once a simple house has now been elevated into a grand and luxurious abode, boasting spacious interiors and exquisite craftsmanship. From the elegant façade to the lavish interior spaces, every aspect of this home reflects the dedication and passion poured into its creation. As you step into the hallway, you're welcomed by a grand open space that immediately captivates the senses. Stretching from wall to wall, a floor-to-ceiling window at the rear floods the area with natural light. The entire ground floor of this exquisite home boasts the luxurious comfort of wet underfloor heating. Stepping into the front room, you're greeted by an abundance of storage solutions cleverly integrated into the space. This versatile room, currently serving as a gym, is thoughtfully designed to accommodate various needs and activities. On the ground floor, you'll find a convenient WC shower room that's as practical as it is stylish. This handsomely designed space offers both functionality and elegance, providing a refreshing oasis for guests or for quick refreshment after a workout session in the gym. Upon entering the living room, you'll be greeted by an inviting space adorned with large double aspect windows and a door to the rear garden, allowing abundant natural light to fill the room. The tasteful finish of the room includes modern touches such as a sleek gas fire, providing both warmth and ambiance. Additionally, fitted plantation blinds add a touch of sophistication while offering privacy and light control. Next to the kitchen, the dining room presents an ideal setting for sophisticated dinners and elegant entertaining. With its convenient location, it offers seamless flow for hosting gatherings and ensuring that culinary delights can be served with ease. Stepping into the living kitchen, you're welcomed by luxurious porcelain flooring that sets the stage for sophistication and style. The kitchen itself is a masterpiece of design, featuring a sleek Silestone island as its centrepiece. Equipped with a 5-ring gas hob, De Dietrich appliances, a double oven with a warming tray, a Liebherr wine cooler, and an Elicia extractor, and many more high end integrated appliances. In addition to its practicality, the kitchen also serves as a beautiful social hub, with a gorgeous sitting area that invites guests to gather and converse. Large windows and doors flood the space with natural light, creating an airy and inviting atmosphere that enhances the overall sense of warmth and comfort. Adjacent to the kitchen, you'll find convenient access to both the large utility room and the expansive double garage, offering practical solutions for storage and household tasks. Additionally, a lobby area awaits, featuring stairs that lead up to your own private workspace. This fully fitted office area is a haven for productivity, complete with Velux windows that flood the space with natural light, creating an inspiring environment for work or creative pursuits. Separate from the main living areas of the house, this office space offers a tranquil retreat, ideal for a home business or as a potential annex for guests or extended family members. Ascending the stairs, you're welcomed by a bright landing area that exudes warmth and comfort. Conveniently located on the landing is a handy laundry store, providing easy access to essential household items and ensuring that daily chores are efficiently managed. There is also further storage space off the landing. The main bedroom is a luxurious retreat finished with exquisite engineered oak flooring, adding warmth and elegance to the space. It features a spacious dressing room for organizing clothes and accessories, providing convenience and ease of use. Additionally, the bedroom boasts a beautiful ensuite bathroom, offering a private sanctuary for relaxation and pampering.





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Two additional bedrooms in the home are also equipped with their own en suite bathrooms, adding a touch of luxury and convenience for occupants. The remaining two double bedrooms are spacious and inviting, flooded with ample natural light that enhances the sense of openness and warmth within each room. Completing the first floor is a luxurious main bathroom adorned with marble tiles, exuding elegance and sophistication. To enhance comfort, electric underfloor heating has been installed, ensuring a cosy atmosphere even on chilly days. Whether it's indulging in a long soak in the bathtub or enjoying a refreshing shower, residents can luxuriate in the comfort of this exquisitely appointed bathroom. Adding to the allure of this home is the versatile loft space, accessible via a convenient drop-down ladder. The loft has been thoughtfully renovated and carpeted, transforming it into a functional area that could serve as an additional living space. Heading outside, it's immediately apparent that this home boasts exceptional curb appeal. Situated on the road, it commands attention with its striking presence, yet it also offers a sense of seclusion, nestled away behind beautiful laurel bushes. At the front of the home, convenience and security are paramount, with electric in and out gates providing easy access while enhancing privacy and safety. A spacious driveway awaits, offering parking for approximately 10 vehicles. For those embracing sustainable transportation, an EV charging point is available, providing added convenience for electric vehicle owners. Now heading to the rear of the home, you'll discover a stunning yet low-maintenance SOUTH WEST facing garden, designed to capture the sun's warmth throughout the day. A marble tile patio area provides the perfect spot for outdoor dining, entertaining guests, or simply basking in the sunshine. Overlooking a large grass lawned area, the patio offers a picturesque setting for al fresco gatherings or quiet moments of reflection. Conveniently, access to the outside storage is available from the rear of the garden, ensuring easy retrieval of gardening tools, outdoor equipment, or seasonal items. Situated within walking distance is the sought-after village of Bramhall, adding to the appeal and desirability of this home's location. Bramhall Village offers a charming and vibrant atmosphere, with its quaint shops, cosy cafes, and picturesque surroundings.

The Current Owners Love:

- The south-west facing garden is a true gem, basking in sunlight from morning until night.
- This house is ideal for entertaining, both inside and out, with a great flow that seamlessly connects the indoor and outdoor spaces.
- My home is in an excellent location, within walking distance to Bramhall and on a private corner plot. I enjoy the best of both worlds with a sense of community and privacy, making it an ideal place to live.

We Have Noticed:

- This home sits on an exceptional corner plot, offering a huge amount of space from front to back. The private setting is enhanced by the south-west facing garden, allowing you to soak in the sun all day long.
- The house is set within a huge footprint, offering versatile space with a great flow that connects each room seamlessly. This layout ensures both comfort and flexibility, perfect for any lifestyle.
- This house has been taken back to brick and re-designed to an exceptional standard, showcasing meticulous attention to detail and high-quality finishes throughout.





Key Features:

- ANY PART EXCHANGE WELCOME
- Beautifully developed and re-designed by the current owner
- Impressively just over 3700 sq ft of internal space
- SOUTH WEST FACING GARDEN
- Five double bedrooms, five bathrooms, six reception rooms
- High end finish throughout

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 3704

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 24'10" x 22'7" (7.57m x 6.88m)

Living Room 13'4" x 21'0" (4.06m x 6.4m)

Study 10'6" x 6'5" (3.2m x 1.96m)

Shower Room 10'5" x 2'9" (3.18m x 0.84m)

Dining Room 14'6" x 12'7" (4.42m x 3.84m)

Living Kitchen 27'9" x 14'8" (8.46m x 4.47m)

Utility Room 9'7" x 8'5" (2.92m x 2.57m)

Garage 17'5" x 16'6" (5.31m x 5.03m)

Outside Store 8'5" x 19'0" (2.57m x 5.79m)

FIRST FLOOR

Landing 24'8" x 15'5" (7.52m x 4.7m)

Bedroom One 14'8" x 13'6" (4.47m x 4.11m)

Ensuite 10'9" x 5'8" (3.28m x 1.73m)

Dressing Room 10'1" x 8'2" (3.07m x 2.49m)

Bedroom Two 14'2" x 13'1" (4.32m x 3.99m)

Ensuite 2'4" x 5'10" (0.71m x 1.78m)

Bedroom Three 12'1" x 10'6" (3.68m x 3.2m)

Ensuite 8'10" x 8'9" (2.69m x 2.67m)

Bedroom Four 14'7" x 9'9" (4.45m x 2.97m)

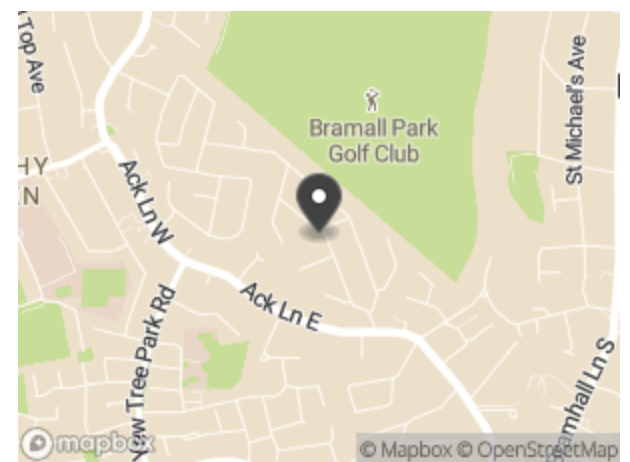
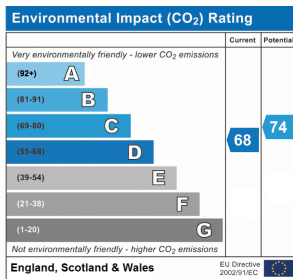
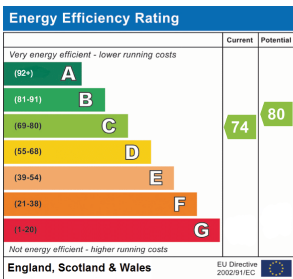
Bedroom Five 11'3" x 9'0" (3.43m x 2.74m)

Bathroom 8'9" x 7'4" (2.67m x 2.24m)

Study 13'10" x 9'10" (4.22m x 3m)

SECOND FLOOR

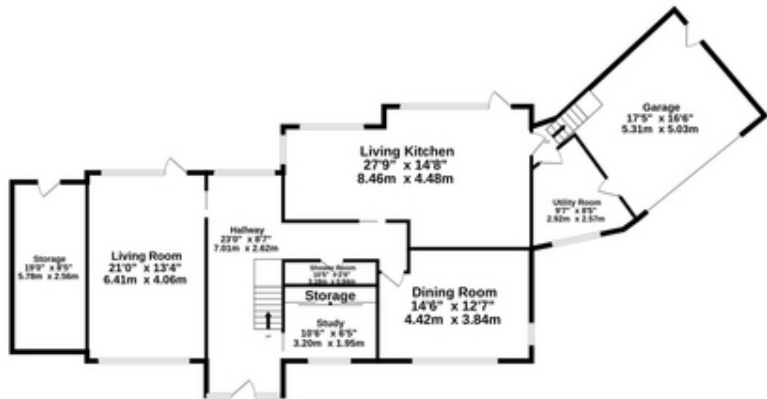
Loft Room 34'3" x 10'9" (10.44m x 3.28m)



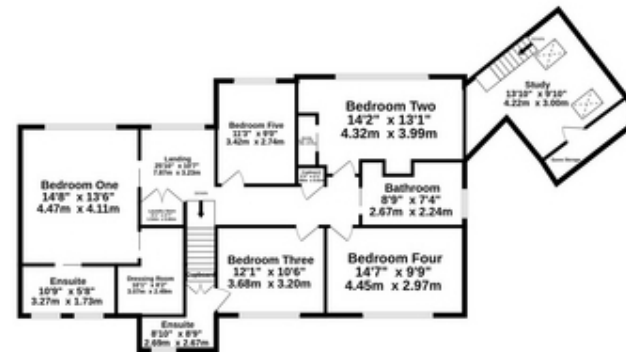


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

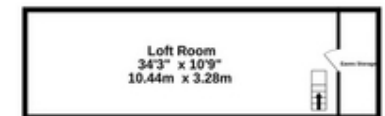
Ground Floor
1794 sq.ft. (166.7 sq.m.) approx.



1st Floor
1435 sq.ft. (133.3 sq.m.) approx.



2nd Floor
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 3704 sq.ft. (344.1 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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