

ANY
PART EXCHANGE
WELCOME



Robins Lane
Bramhall, SK7 2PE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Robins Lane, Bramhall, SK7 2PE

A must see! This beautiful, immaculately presented detached family home offers five spacious bedrooms, three bathrooms and four reception rooms certainly has the 'wow' factor. Set in gorgeous rural countryside, close to Bramhall village and great schools, this home sits on its own woodland inclusive of a stream and fruit orchard and is just a short walk to Bramhall Park.

As you pull up on the large gravel driveway, where the hand carved Oak owl and fruit orchard awaits, you can take a deep breath and relax. You enter this impressive home through the art deco hallway - this almost 'secret' hall is a gateway to what lies inside.... It's like the house that keeps giving as each door opens to yet another fabulous room. To the right of the slate floored hallway is the entrance to the fabulous guest suite, a versatile annex, equipped with a king size bed, ensuite and breath taking views. On this level you will also find a useful laundry room and internal access to the large double garage with a separate back workspace and further storage area. This vast area also has scope for development into further living space.

The luxuriously soft carpet staircase leads to the stunning first floor. At the top of the grand Oak staircase you'll find a modern WC and to the left the large bright and airy hall/landing with a lovely seating area. From here you will discover the four reception rooms this wonderful home has to offer as well as 4 large bedrooms and a luxurious family bathroom. The wonderful master bedroom is enriched with a Villeroy and Boch wet room style ensuite, his and hers basins while being warmed by the cosy underfloor heating. Fitted Wardrobes throughout three of the bedrooms offer great storage space along with keeping the rooms nice and clutter free. The master bedroom gives access to a stunning terrace overlooking the picturesque and quiet woodland views. The perfect place to enjoy an evening gin and tonic or morning a morning coffee. This lovely terrace is also accessed from the main landing area. Back to the landing there are three further spacious bedrooms, the smallest (which can still home a double bed) is currently being used as a playroom. At the end of the landing, you have a fabulous Villeroy and Boch designer bathroom including a Jacuzzi bath with a rainwater shower.

The porcelain floored open plan kitchen/diner with its granite island is perfect for entertaining, and relaxing alike. With integrated appliances such as Neff steam oven, 5 induction hob and extractor, combi microwave and 2 thermal ovens, a fridge/freezer/ wine rack and cooler, Bosch dishwasher and a large pantry, it will be sure to bring out the foody in you. The enormous traditional dining room with its own bar and seating area is again great for entertaining and at those festive occasions.





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Walking through the dining room yet another fantastic space awaits - prepare to be wowed!! An architecturally designed bar/lounge/entertainment suite with French Oak doors opening out onto the rear patio area and the front secret garden is just the perfect space for entertaining or just simply enjoying family chill out time. This high specification room comprises of a snug area, a gaming area and a fully equipped large bar with all the mod cons including a Euro cave temperature controlled wine cooler, integrated coffee machine, sink and luxurious bar. This room also benefits from a modern and bright w/c, making it the perfect self-contained entertaining area. This space could easily be reconfigured into a self-contained Annex with private entrance and garden access. The final living space to mention is the home office/snug next to the kitchen - this is a versatile room that can be used for many different activities. All of the reception rooms open out onto the private, secure, picturesque and landscaped garden surrounded by laurel bushes. Green Cumberland slate outside area leads to a large grassy area holding a handy greenhouse along with a tanked Brickstone building used for outside storage. Underneath the two grapevines is a fabulous sandstone flagged patio area, sourced from the same quarry as the iconic Houses of Parliament, adding a touch of historic grandeur to your outdoor gatherings. This is perfect for outdoor living in the spring/summer months. The garden on the upper roof terrace encompasses a Zen Kitchen garden complete with vegetable and fruit and an outdoor water supply with a flagged area perfect for a hot tub.

The Current Owners Love:

- The Location, Location, Location!! It's the perfect woodland setting - a stream running through the garden, walking distance to all amenities, yet still tucked away from the road.
- We also love the quirkiness of the layout's flexibility to be whatever you want it to be! The sheer size of the rooms allows you to change the use for any occasion you may have planned. Legendary parties!
- It has been our home for 30 years! The memories we have made will stay with us forever. It's time to say goodbye, but we do so knowing that it has given us everything, and we have been so fortunate to have spent such a wonderful time in this beautiful place.

We Have Noticed:

- Immaculately presented and high end throughout - the perfect family home!
- Beautiful woodland setting inclusive of a stream in the front garden, yet close to all local amenities.
- The stunning architecturally designed bar/lounge/entertainment suite with French Oak doors opening out onto the rear patio area.





Key Features:

- Immaculately presented 5 double bedroom TURN KEY family home
- Four spacious reception rooms including a fantastic bar/lounge/entertainment suite!
- Three high spec Villeroy & Boch bathrooms plus an addition two WC's
- Stunning 1st floor terrace overlooking the scenic woodland and stream
- Large double garage with separate back workshop and additional storage area
- South facing rear garden equipped with a beautiful sandstone patio area, summer house, tanked brick storage area and its very own grapevine
- Roof top terrace with Zen kitchen garden and own water supply
- Great location, walking distance to Bramhall Village, Bramhall Park and sought after schools

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 4646

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Porch** 11'10" x 7'10" (3.61m x 2.39m)
- Hallway** 16'10" x 8'0" (5.13m x 2.44m)
- Utility Room** 11'3" x 7'10" (3.43m x 2.39m)
- Bedroom Two** 18'10" x 18'10" (5.74m x 5.74m)
- Ensuite** 8'5" x 6'0" (2.57m x 1.83m)
- Storage** 55'1" x 8'0" (16.79m x 2.44m)
- Garage** 23'0" x 20'5" (7.01m x 6.22m)

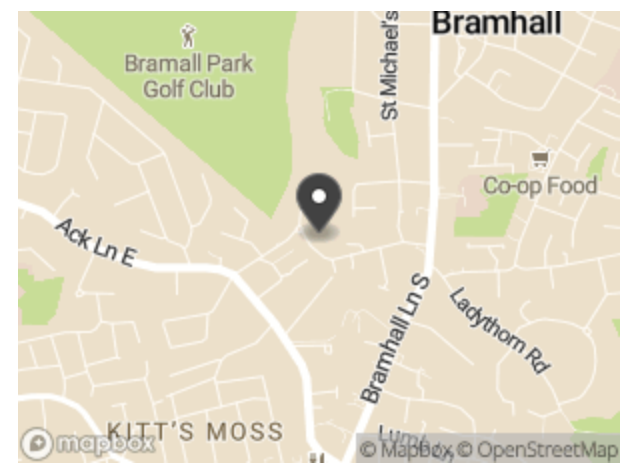
FIRST FLOOR

- Landing** 18'10" x 8'2" (5.74m x 2.49m)
- Dining Room** 27'0" x 16'5" (8.23m x 5m)
- Office** 13'5" x 10'5" (4.09m x 3.18m)
- Kitchen** 22'0" x 19'10" (6.71m x 6.05m)
- Pantry** 9'4" x 3'5" (2.84m x 1.04m)
- Bedroom One** 18'10" x 13'0" (5.74m x 3.96m)
- Ensuite** 11'10" x 5'10" (3.61m x 1.78m)
- Bedroom Three** 11'5" x 10'5" (3.48m x 3.18m)
- Bedroom Four** 11'5" x 9'5" (3.48m x 2.87m)
- Bedroom Five** 11'5" x 7'10" (3.48m x 2.39m)
- WC** 7'0" x 5'10" (2.13m x 1.78m)
- Bathroom** 9'10" x 8'0" (3m x 2.44m)
- Family Room** 47'0" x 18'0" (14.33m x 5.49m)
- WC** 8'5" x 5'0" (2.57m x 1.52m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





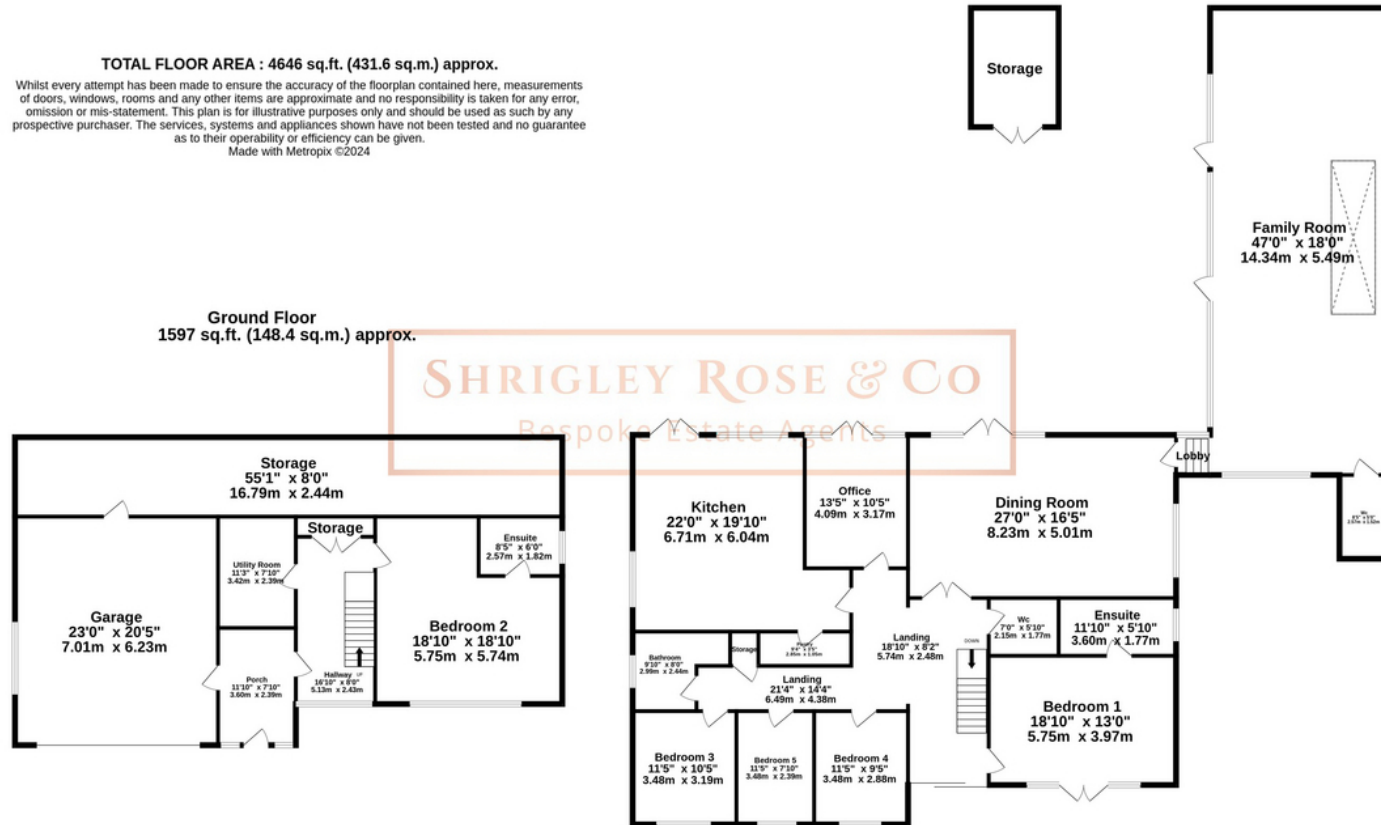
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

1st Floor
3049 sq.ft. (283.2 sq.m.) approx.

TOTAL FLOOR AREA : 4646 sq.ft. (431.6 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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Ground Floor
1597 sq.ft. (148.4 sq.m.) approx.



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.



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