

ANY  
PART EXCHANGE  
WELCOME



Bramhall Lane South  
Bramhall, SK7 2ED

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## Bramhall Lane South , Bramhall, SK7 2ED

Stunning detached home located in a prime Bramhall location. Nestled in the heart of Bramhall, this exceptional detached residence seamlessly combines classic charm with modern luxury. Boasting four spacious double bedrooms and three modern bathrooms, this home is perfect for families seeking space and style. The property features period details that add character and elegance along with a modern touch bringing two times together, enhancing its unique appeal. Situated on an expansive plot, it offers ample outdoor space for relaxation and entertaining.

Upon entering, you are greeted with a grand reception hallway featuring Parquet flooring, that sets the scene for the beauty of this home. Off the hallway, you will find a grand dining room which is extremely bright and airy, perfect for hosting dinners and gatherings. The period fireplace and stained windows compliment this room, the original windows as all the windows are double glazed. There is also a spacious downstairs WC, which is extremely handy for guests and everyday convenience. The sitting room is an extremely modern, open-plan space with bi-folding doors flooding the room with natural light. The fireplace, an antique Victorian Spanish open log fire with original marble surround, is perfect for cosying up in front of the TV. Around the corner is another versatile, porcelain tiled breakfast sitting area and orangery, featuring bi-fold doors that open to the picturesque rear garden and a large lantern window, keeping the space bright and welcoming. Adjacent to this area, a bespoke Moda kitchen opens up, featuring a large island, plenty of worktop space, and a modern finish with high-end integrated Miele and Siemens appliances. This kitchen is designed for both functionality and style, catering to the needs of a modern family lifestyle. Looping back to the hallway, stairs lead down to the tanked cellar with sump pump, which has been meticulously tanked and renovated into an ideal utility room and additional storage and living space. This thoughtful use of space ensures that every part of the home has been maximized for practicality and comfort.

Heading upstairs, you are greeted with a grand staircase adorned with stain glass windows, adding class and style to the home. The main bedroom offers dual aspect windows, allowing generous natural light to fill the room. It features beautiful period features that enhance its elegance. Conveniently, there is an en-suite bathroom attached to the main bedroom, providing privacy and suitability. The other three bedrooms also offer a huge amount of space, each providing comfortable living quarters. The third bedroom is particularly convenient, as it has a handy shower room linked to it, making it ideal for guests or family members needing additional privacy and comfort. The family bathroom completes the upper level, offering a beautiful modern finish and a four-piece suite with underfloor heating. Designed as a relaxing retreat, it provides a perfect place to unwind and rejuvenate after a long day.

Upon approaching, the front of the property welcomes you with a large driveway with a charming front garden that enhances the home's curb appeal. You can conveniently access the rear garden from the front, adding practicality to the layout.











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To the rear of the driveway, there is a large garage, offering generous space for vehicle parking and storage. Moving to the back garden, you'll discover a delightful retreat. A landscaped garden including an Acer & Apple Tree, Rose bushes and a pond with a large decking area ideal for outdoor dining and relaxation. A beautiful, tiered lawn area provides space for outdoor activities, while there is ample room for entertaining and a useful Wendy House that is equipped with power, offering a versatile space for hobbies or projects. Adding to the charm of the garden is a quaint pond or water feature, creating a serene atmosphere. The property's exterior is as impressive as its interior, combining functionality with aesthetics to create a perfect blend of modern living and outdoor enjoyment. With its sought-after location, close to top-rated schools, vibrant local amenities, and convenient transport links, this home offers a balanced lifestyle of tranquillity and accessibility. Don't miss the opportunity to make this exquisite property your new home.

### The Current Owners Love:

- The space that every room offers, especially the vaulted ceilings upstairs, and the grand hallway
- The light from the many original windows, the restored stained glass works so well
- The perfect blend of modern contemporary design with traditional Edwardian features. In the summer the way the interior flows out onto the deck and into the garden when the bifold windows are open is very special. In the winter the amazing log fire in the lounge makes for a lovely cosy warm experience.

### We Have Noticed:

- Walking distance of Bramhall Village with fantastic shops, bars and restaurants
- Beautifully designed interior, so much so it was featured in an issue of 'Concept For Living'
- Retains many original features, keeping hold of the character and charm this home offers throughout











### Key Features:

- A beautiful period four bedroom detached family home
- A grand hallway with Herringbone Parquet flooring
- A landscaped mature rear garden with pond and garden room/workshop with power and light
- Retains many original features throughout, including stain glass windows, ceiling roses and coving
- Brick paved driveway providing a lot of space for off road parking
- Walking distance of the vibrant Bramhall Village
- Catchment area for excellent local schools, including Pownall Green Primary School and Bramhall High School

**Tenure:** Leasehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3186 Sq Ft

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







# Property Summary:

## GROUND FLOOR

Hallway 18'10" x 17'10" (5.74m x 5.44m)

Dining Room 19'0" x 14'0" (5.79m x 4.27m)

Sitting Room 15'0" x 12'11" (4.57m x 3.94m)

Kitchen 18'10" x 13'5" (5.74m x 4.09m)

Sitting/Dining Room 27'0" x 18'3" (8.23m x 5.56m)

Garage 25'10" x 9'0" (7.87m x 2.74m)

Workshop 11'5" x 7'5" (3.48m x 2.26m)

## FIRST FLOOR

Landing 23'10" x 9'10" (7.26m x 3m)

Bedroom One 19'3" x 15'2" (5.87m x 4.62m)

Ensuite 9'11" x 4'5" (3.02m x 1.35m)

Bedroom Two 19'10" x 15'7" (6.05m x 4.75m)

Bedroom Three 13'2" x 10'5" (4.01m x 3.18m)

Ensuite 6'0" x 3'0" (1.83m x 0.91m)

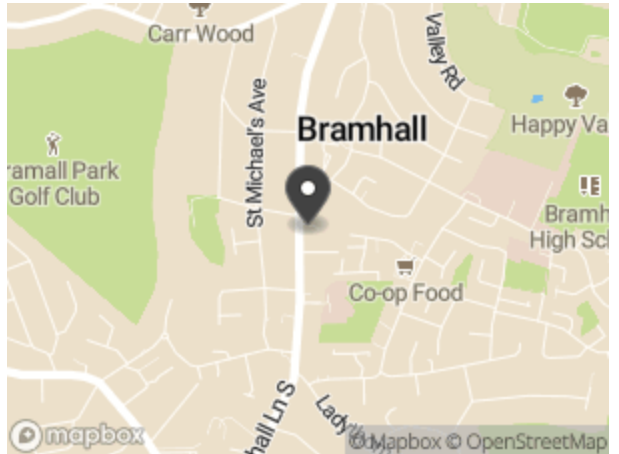
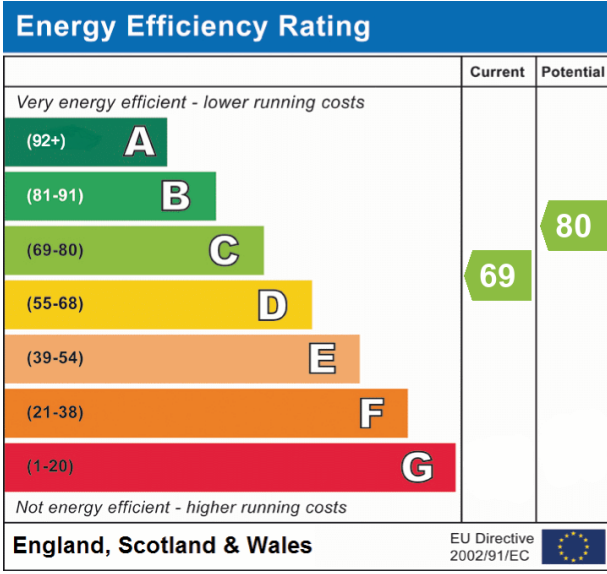
Bedroom Four 13'5" x 11'10" (4.09m x 3.61m)

Bathroom 13'5" x 6'5" (4.09m x 1.96m)

## BASEMENT

Utility Room 17'10" x 9'0" (5.44m x 2.74m)

Cellar 17'10" x 13'0" (5.44m x 3.96m)

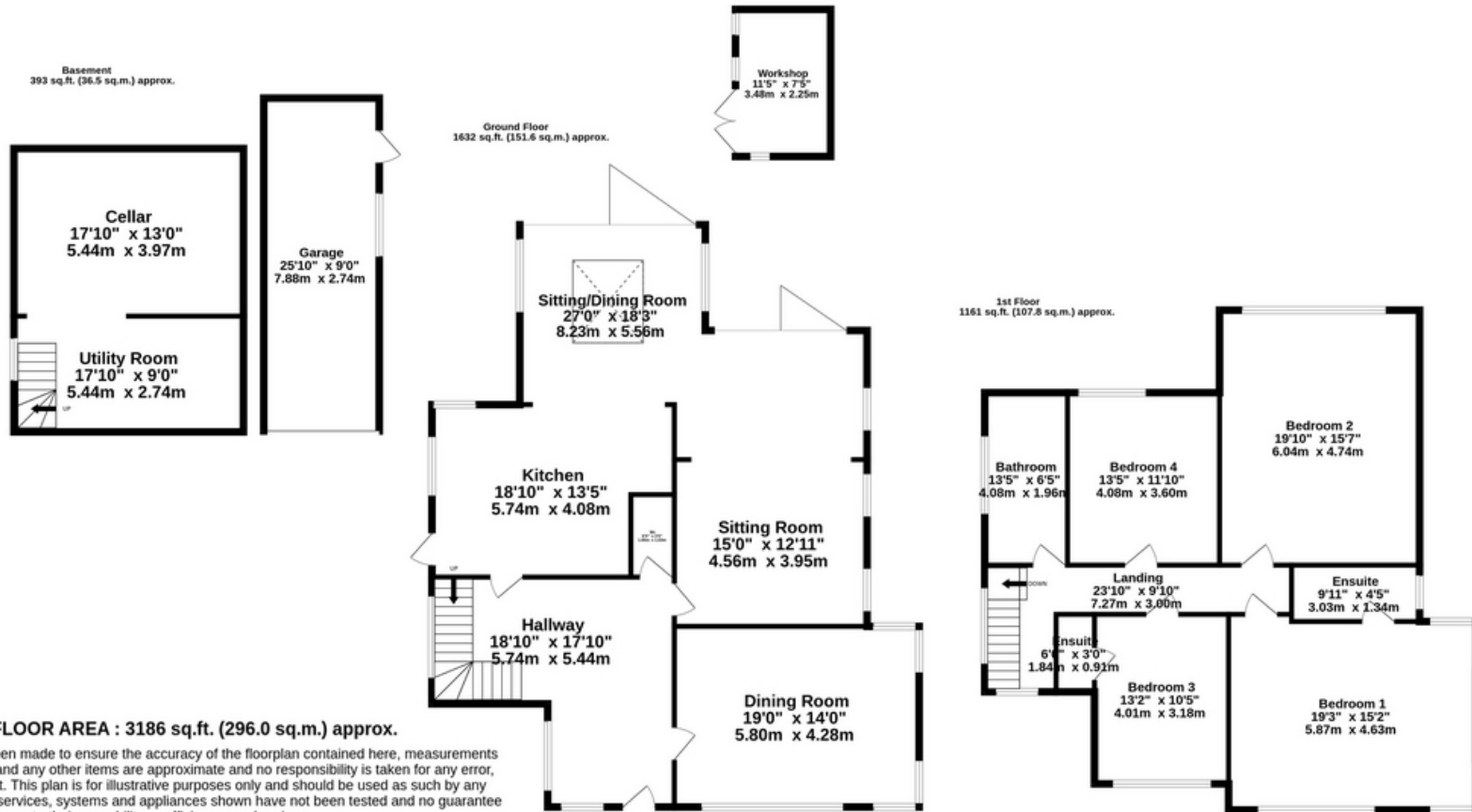








DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.



**TOTAL FLOOR AREA : 3186 sq.ft. (296.0 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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