

ANY
PART EXCHANGE
WELCOME



Thorn Road
Bramhall, SK7 1HQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Thorn Road, Bramhall, SK7 1HQ

An Exceptional and Much-Loved 5 Bedroom, 3 Bathroom Detached Family Home on a Large Plot. Only a Short Stroll from Bramhall Village & Train Station located within the Prestigious Syddal Park Conservation Area. This Immaculate home is within the Catchment for Moss Hey Primary School making it ideal for families.

As you enter this much-loved family home, you are greeted by a spacious and inviting hallway. Leading off this hallway is a modern downstairs WC, followed by a beautiful bright and airy living room complete with an inglenook fireplace, living flame gas fire, and direct access into the stunning open plan living kitchen and dining area.

The heart of this home is the exceptional open plan living kitchen, designed to be the perfect social space. This high-specification area features marble work surfaces, integrated appliances, matching wall and base units, and a large, social island. The living kitchen benefits from underfloor heating and beautiful vaulted ceilings, with direct access to the mature west-facing garden. For added convenience, a utility room with direct access to the integral double garage is also available.

Heading up to the first floor, you'll find four bedrooms, a stunning family bathroom, and a large ensuite with his and hers sinks leading off the principal bedroom. The walk-in wardrobe in bedroom two is a delightful addition, and the spacious landing area adds to the sense of luxury and comfort.

The second floor offers a versatile space, ideal for a teenager or guest, with a bedroom, dressing room, study, and bathroom, providing privacy and flexibility.

Situated on a generous plot of approximately 0.25 acres, this home is located only a short stroll from Bramhall Village and the train station. The large west-facing orchard-style garden features multiple seating and relaxation areas, perfect for outdoor activities and unwinding in a tranquil setting.

This immaculate family home spans over 3400 square feet across three floors and includes off-road parking for several vehicles, electric gates and an integral double garage. Located within the catchment area for Moss Hey Primary School, this property is an ideal choice for families. Don't miss the opportunity to make this exceptional property yours.



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We Have Noticed:

- Village location, couldn't get much closer!
- Cosy and homely feel throughout, a great space for a family
- Stunning rear garden, well-established and mature as used to be an orchard







Key Features:

- Five Bedroom, Three Bathroom Detached Family Home
- Village location in the heart of Bramhall
- Stunning open plan living kitchen with bar creating the perfect social space
- Second floor is an great space for teenager or guest with bedroom, dressing room, study and bathroom
- Private and mature large orchard style garden with multiple seating/relaxation areas
- Downstairs WC, integral double garage and utility room
- Located within the Prestigious Syddal Park Conservation Area
- Off road parking for several vehicles plus electric gates

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3443 Sq ft

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Canopy Porch 7'3" x 5'6" (2.21m x 1.68m)

Utility Room 9'1" x 7'3" (2.77m x 2.21m)

Hall 12'4" x 9'6" (3.76m x 2.9m)

Living Room 23'9" x 12'11" (7.24m x 3.94m)

Breakfast Kitchen 21'9" x 14'3" (6.63m x 4.34m)

Family Sitting & Dining Area 32'2" x 21'5" (9.8m x 6.53m)

FIRST FLOOR

Landing 18'5" x 13'5" (5.61m x 4.09m)

Bedroom One 19'7" x 16'1" (5.97m x 4.9m)

Ensuite 10'8" x 7'0" (3.25m x 2.13m)

Bedroom Two 18'6" x 10'5" (5.64m x 3.18m)

Bedroom Three 11'6" x 11'4" (3.51m x 3.45m)

Bedroom Four 14'3" x 9'1" (4.34m x 2.77m)

Bathroom 10'5" x 6'7" (3.18m x 2.01m)

SECOND FLOOR

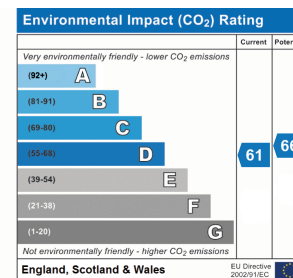
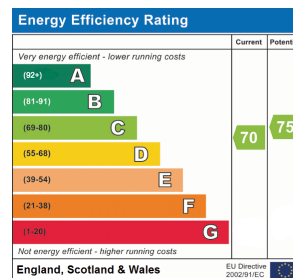
Bedroom Five 16'2" x 11'10" (4.93m x 3.61m)

Dressing Room 16'2" x 9'9" (4.93m x 2.97m)

Bathroom 6'11" x 5'8" (2.11m x 1.73m)

Study Area 12'8" x 8'7" (3.86m x 2.62m)

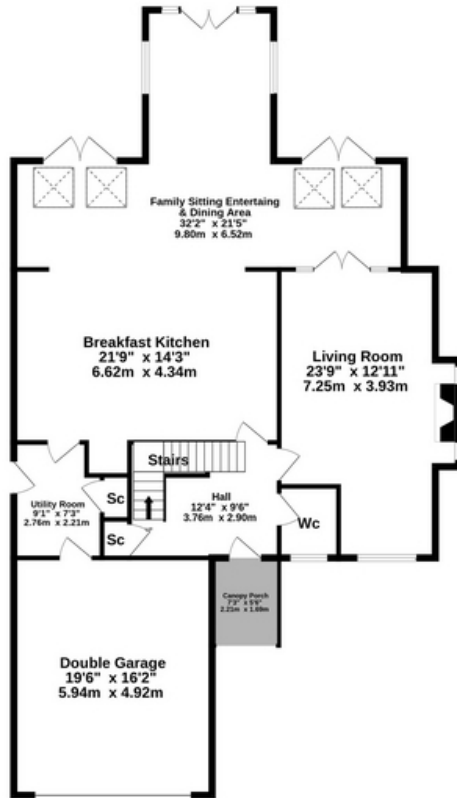
Eaves 6'1" x 2'0" (1.85m x 0.61m)



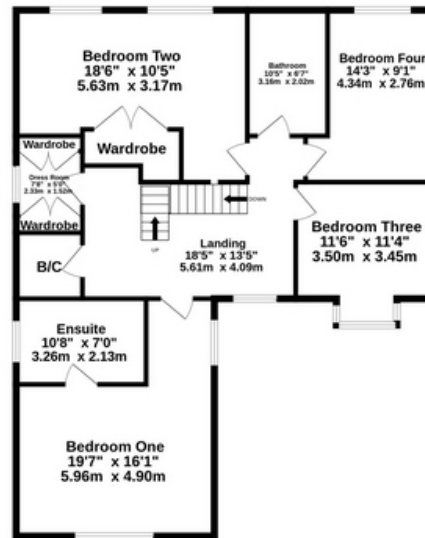


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

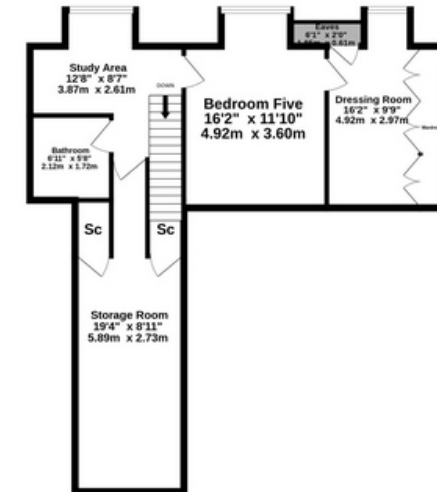
Ground Floor
1576 sq.ft. (146.4 sq.m.) approx.



1st Floor
1158 sq.ft. (107.6 sq.m.) approx.



2nd Floor
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 3443 sq.ft. (319.9 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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