

ANY  
PART EXCHANGE  
WELCOME



Ladythorn Road  
Bramhall, SK7 2EY

SHRIGLEY ROSE & CO  
Bespoke Estate Agents



## Ladythorn Road , Bramhall, SK7 2EY

Red Roof – Welcome to a Chain-Free, Simply Charming, Handsome 5 Double Bedroom, 4 Reception Detached Family Home on a Large Private Plot, Secured behind Electric Gates, within Walking Distance to Bramhall Village and Train Station. Any PX Welcome

An attractive five double bedroom, four bathroom period detached family home situated in the heart of Bramhall, within walking distance of Bramhall Train Station and Bramhall Village. Red Roof is set on approximately 1/3 of an acre behind wrought iron black electric gates, featuring a spacious driveway for several vehicles and an easy turning space leading to the car port and detached garage.

Entering the porch through a solid oak door, you are welcomed into the hallway with under stairs storage leading to a convenient downstairs WC. The cosy living room features an inglenook fireplace with a log burning stove. Double doors lead into the fantastic family room, a versatile space perfect for a games room, playroom, or gym, with two sets of bi-folding doors opening onto the garden and Velux windows providing plenty of light. Additionally, there is an extra sitting room and an open-plan living kitchen, ideal for cooking, dining, and relaxing. The kitchen is fitted with stylish shaker-style wall and base units, integrated appliances, and a Quartz breakfast island. A sitting area with garden views through French doors and a dining area creates the perfect space for family dinners. Completing the ground floor is a utility room with access to the rear.

Heading up the stairs to the first floor, you are welcomed by a large window with views of the garden. This floor features five double bedrooms and three bathrooms. The main bedroom includes its own walk-in wardrobe with fitted hanging space and an ensuite bathroom with a separate shower. Two further double bedrooms boast ensuite shower rooms, while another two double bedrooms, one with fitted wardrobes, share a modern family bathroom with a bay window, tiled walls, and a heated towel rail.

The impressive rear garden is mainly laid to lawn with a flagged patio area. It features an abundance of bushes and shrubbery, creating a well-established and inviting outdoor space.

The property retains many original features throughout, preserving its character with picture rails, beam ceilings, and an inglenook fireplace. Built in the 1930s, Red Roof has been extended, superbly updated, and modernized to create the perfect family home. It is also within the catchment area for Pownall Green Primary School and Bramhall High School.



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### The Current Owners Love:

- The width of the plot, the wow factor of the drive and front of the house. It was one of the reasons we bought the house in the 1st place
- The large kitchen dining area and all the fun we have had there with friends and family, a great wide open area that we have had so many laughs in
- The patio and garden, have had so many great days and nights with BBQs and parties. Perfect space for lots of sports with the kids!

### We Have Noticed:

- The quiet secluded road, which only leads to the golf club, yet all so close to the centre of Bramhall Village with the restaurants cafes and bars
- Five double bedrooms and three bathrooms offering the perfect accommodation for a growing family and families who have a lot of guests
- Retains many original features throughout







### Key Features:

- A detached family home situated on a popular road in Bramhall
- Situated in the heart of Bramhall, within walking distance of Bramhall Train Station and Bramhall Village
- Period detached family home built in the 1930s
- Retains original character with picture rails, beam ceilings, and an inglenook fireplace
- Five DOUBLE bedrooms
- Within catchment area for Pownall Green Primary School and Bramhall High School
- Extended and modernized to meet contemporary family living needs
- Versatile family room with bi-folding doors and Velux windows, ideal for various uses

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3011

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

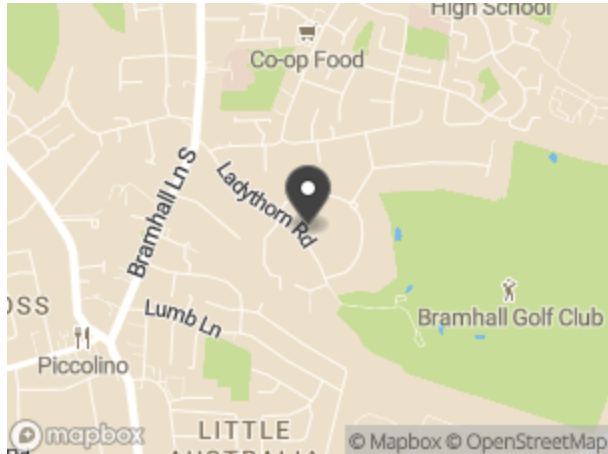
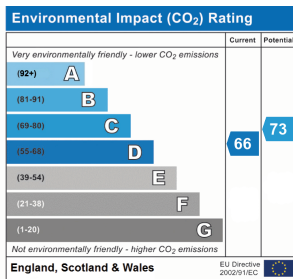
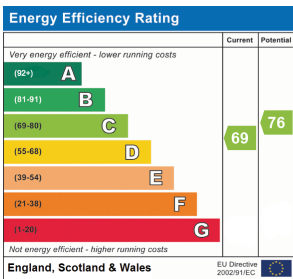
# Property Summary:

## GROUND FLOOR

- Porch
- Hallway 15'11" x 7'0" (4.85m x 2.13m)
- Sitting Room 17'0" x 12'0" (5.18m x 3.66m)
- Living Room 21'3" x 15'11" (6.48m x 4.85m)
- Dining Room 17'0" x 15'5" (5.18m x 4.7m)
- Family Room 26'0" x 15'11" (7.92m x 4.85m)
- Kitchen 12'10" x 10'5" (3.91m x 3.18m)
- Breakfast Room 12'0" x 9'5" (3.66m x 2.87m)
- Utility Room 10'0" x 7'0" (3.05m x 2.13m)
- WC 7'0" x 3'5" (2.13m x 1.04m)

## FIRST FLOOR

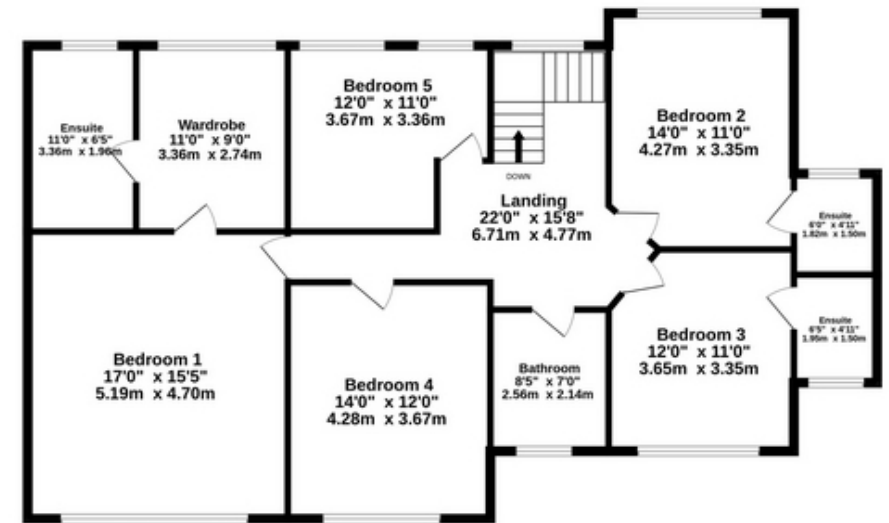
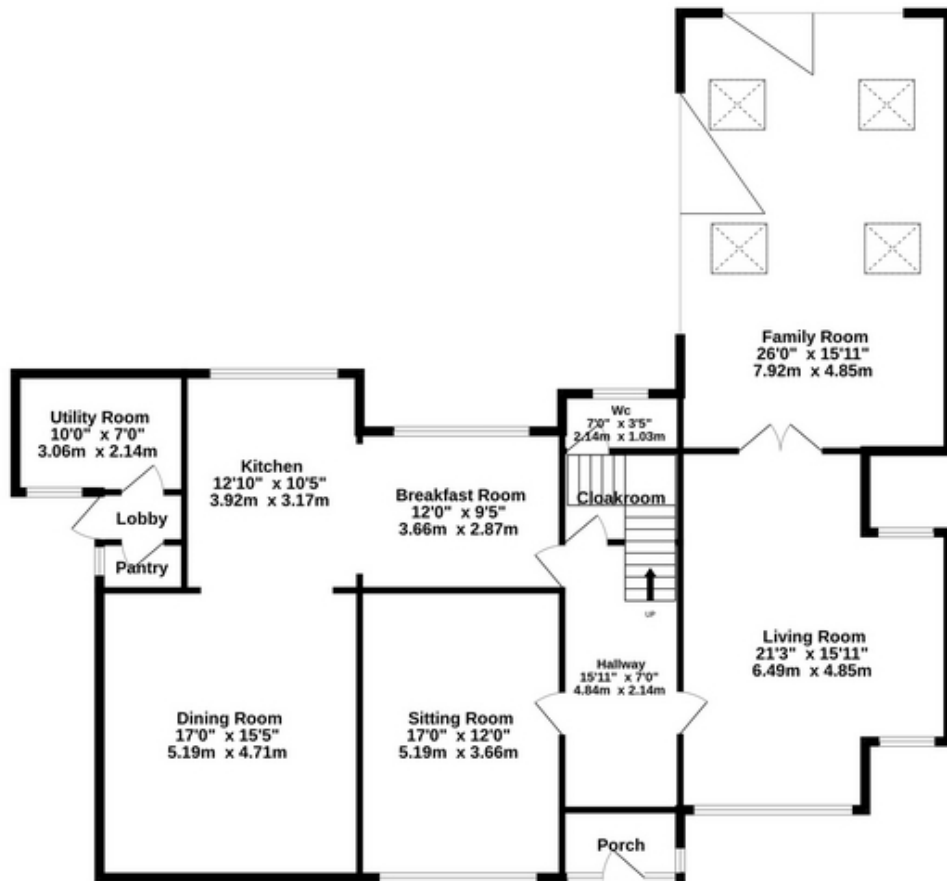
- Landing 22'0" x 15'8" (6.71m x 4.78m)
- Bedroom One 17'0" x 15'5" (5.18m x 4.7m)
- Walk In Wardrobe 11'0" x 9'0" (3.35m x 2.74m)
- Ensuite 11'0" x 6'5" (3.35m x 1.96m)
- Bedroom Two 14'0" x 11'0" (4.27m x 3.35m)
- Ensuite 6'0" x 4'11" (1.83m x 1.5m)
- Bedroom Three 12'0" x 11'0" (3.66m x 3.35m)
- Ensuite 6'5" x 4'11" (1.96m x 1.5m)
- Bedroom Four 14'0" x 12'0" (4.27m x 3.66m)
- Bedroom Five 12'0" x 11'0" (3.66m x 3.35m)
- Bathroom 8'5" x 7'0" (2.57m x 2.13m)







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



**TOTAL FLOOR AREA : 3011 sq.ft. (279.7 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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