

ANY
PART EXCHANGE
WELCOME



Milton House

Ladybrook Road, Bramhall, SK7 3NE

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Milton House, Ladybrook Road, Bramhall, SK7 3NE

Boasting 6000 sq ft of Superb living Accommodation, this property features Five spacious Bedrooms, Six elegantly designed bathrooms, a 42ft Games/Entertainment Suite and Four reception rooms set back behind electric gates offering privacy and tranquility.

A stunning, ultra-contemporary home of grand proportions located in a quiet residential area. This state-of-the-art property briefly comprises a large and grand hallway, contemporary sitting room with floor to ceiling windows, cloakroom with fitted storage and WC, study, and a stunning L-shaped living and family space with a luxury Poggenpohl kitchen and utility room all with underfloor heating.

The first floor is accessed by glass and steel bannister staircase, a spacious landing, a luxurious master suite with ensuite shower room and walk-in dressing room. Two further double bedrooms, both with ensuites, and a bright and airy family bathroom with his and her vanity sink unit and free standing bath.

The second floor includes two additional double bedrooms with ensuites, a substantial games/entertainment room that spans from the front to the rear of the home and also benefits from a WC with a large storage area. This fabulous games room/entertainment suite could easily be converted into an additional luxurious bedroom suite or event two further double bedrooms.

Outside is the vast driveway that leads to the rear where a detached garage presents the potential for conversion into a leisure suite, while historical planning permissions for a swimming pool further enhance its appeal. Mature garden which is mainly laid to lawn with a substantial decking area outside the bifolding doors from the kitchen creating that seamless inside out living.

Milton House is located in the highly desirable Cheadle Hulme area, within walking distance of Cheadle Hulme Village and Bramhall Park, with excellent dog walking paths, amenities, and reputable local schools. It is also just a short drive to Bramhall Village and convenient travel links.





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The Current Owners Love:

- The view from the bedroom is absolutely stunning, with gorgeous woodland scenery. The house is super spacious, has a unique design, and even comes with underfloor heating on through all 3 floors which more efficient than a traditional heating system
- Our kitchen is top-notch - German Brand Poggenpohl Kitchen and all appliances from Miele e.g. coffee machine, a plate warmer, steamer oven, dishwasher, a separate steamer, and a microwave - everything you could want!
- Living the Quality Life with Everything Close by plus the neighbourhood is incredibly friendly, which is why it's been named one of the nicest spots in Greater Manchester: Manchester Evening News

We Have Noticed:

- Walking distance of Bramhall Park, Cheadle Hulme train station and Waitrose!
- Stunning home over three floors with a contemporary feel throughout
- Inside outside living accommodation, making it the perfect entertaining home as well as bringing up a family







Key Features:

- 6,000 sq ft of superb living accommodation
- Five spacious bedrooms, all with ensuites
- Turn key home on a large plot
- Historical planning for a swimming pool
- Detached garage that could easily be converted into a leisure suite
- Electric gates offering privacy and tranquillity
- Mature garden mainly laid to lawn with a decking area outside the bifolding doors from the kitchen, ideal for inside-out living
- Ultra-modern home with state-of-the-art features
- 42ft games/entertainment suite with it's own WC - this could easily be converted into a large bedroom suite

Tenure: Freehold

Council Tax Band: H

Possession: Vacant possession upon completion

Total Floor Area: 6000

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway 24'5" x 11'10" (7.44m x 3.61m)

Sitting Room 14'5" x 12'5" (4.39m x 3.78m)

Cloakroom 8'5" x 7'7" (2.57m x 2.31m)

WC 8'5" x 4'5" (2.57m x 1.35m)

Kitchen/Dining/Living Room 42'3" x 40'3" (12.88m x 12.27m)

Utility Room 12'0" x 6'0" (3.66m x 1.83m)

Garage 38'5" x 22'0" (11.71m x 6.71m)

FIRST FLOOR

Landing 29'0" x 11'10" (8.84m x 3.61m)

Bedroom One 29'0" x 14'0" (8.84m x 4.27m)

Ensuite 13'4" x 6'10" (4.06m x 2.08m)

Wardrobe 13'3" x 7'2" (4.04m x 2.18m)

Bedroom Three 18'11" x 14'10" (5.77m x 4.52m)

Ensuite 7'5" x 7'0" (2.26m x 2.13m)

Bedroom Four 16'5" x 14'10" (5m x 4.52m)

Ensuite 7'5" x 7'0" (2.26m x 2.13m)

Bathroom 13'4" x 11'10" (4.06m x 3.61m)

SECOND FLOOR

Landing 28'5" x 7'5" (8.66m x 2.26m)

Bedroom Two 19'0" x 14'10" (5.79m x 4.52m)

Ensuite 7'5" x 7'5" (2.26m x 2.26m)

Bedroom Five 15'11" x 14'10" (4.85m x 4.52m)

Ensuite 7'5" x 7'5" (2.26m x 2.26m)

Cinema/Games Room 42'3" x 18'5" (12.88m x 5.61m)



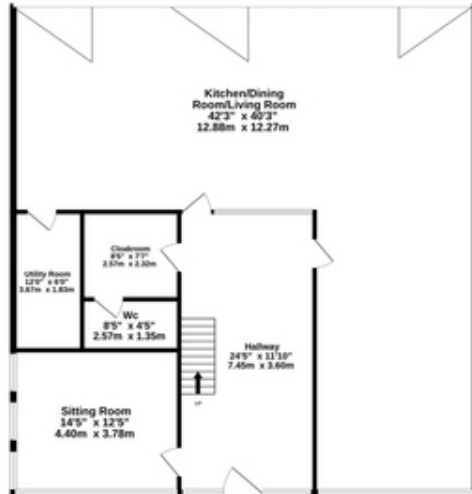


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

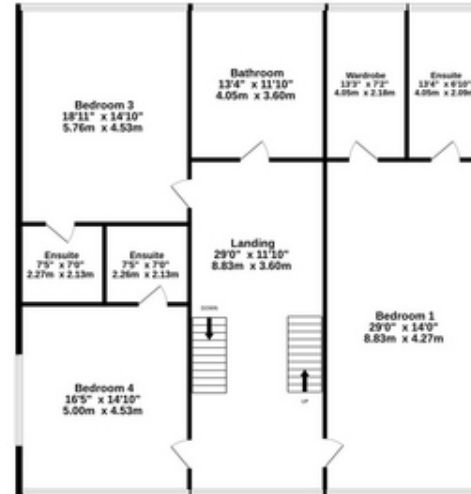
Garage
848 sq.ft. (78.6 sq.m.) approx.



Ground Floor
1728 sq.ft. (159.6 sq.m.) approx.



1st Floor
1728 sq.ft. (159.6 sq.m.) approx.



2nd Floor
1728 sq.ft. (159.6 sq.m.) approx.



TOTAL FLOOR AREA : 6000 sq.ft. (557.4 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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