

ANY  
PART EXCHANGE  
WELCOME



Ladythorn Road  
Bramhall, SK7 2EP

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## Ladythorn Road, Bramhall, SK7 2EP

A delightfully bright and spacious, beautifully refurbished, 1920s detached family home, situated on one of Bramhall's most prestigious and sought-after, tree-lined locations, Ladythorn Road. This charming and elegant home boasts four well-proportioned bedrooms, two stylish and contemporary bathrooms, and abundant, versatile, and thoughtfully designed living space. Characterful and timeless original features, including elegant picture rails, pristine and beautifully preserved original wood flooring, and a stunning inglenook fireplace, have been lovingly retained, enhancing its authentic charm.

Heading up the immaculately presented, block-paved driveway, you are greeted by the graceful and characterful arched storm porch. Entering through the bespoke and stylish Roc front door, the hallway welcomes you with inviting warmth and gleaming original wood flooring. The sitting room exudes timeless appeal with its original wood flooring, charming dual-aspect bay window, and classic, understated picture rails. The living room offers a cosy yet sophisticated retreat, featuring an impressive and striking inglenook-style fireplace, sunlit bay window with delightful garden access, and more of the exquisite original wood flooring. At the heart of the home is a truly breathtaking and expansive open-plan kitchen. This stunningly light-filled space is flooded with natural light, thanks to large dual-aspect windows, elegant French doors, and an array of eight contemporary Velux windows. The kitchen is equipped with sleek and expertly crafted soft-close matching wall and base units, a spacious and well-organised larder cupboard, and a range of premium integrated appliances, including two ovens with grills, a warming drawer, a 5-ring Neff induction hob, a microwave, a dishwasher, and a full-sized, integrated fridge and freezer. The impressive and centrally positioned kitchen island, topped with luxurious and durable Quartz work surfaces, and the gleaming, polished Porcelain flooring, enhanced by state-of-the-art underfloor heating, complete this exceptional and contemporary culinary space. Completing the downstairs is a practical yet stylish utility room, fitted with matching and meticulously designed wall and base units, an integrated fridge, and space for a washing machine and tumble dryer. The elegantly appointed downstairs WC features charming, intricately detailed mosaic flooring, adding a touch of refinement and effortless sophistication to this extraordinary and thoughtfully designed home.

Leading up the beautifully crafted staircase to the first floor, you are greeted by four well-appointed and versatile bedrooms and two stylishly designed bathrooms. The elegant and serene main bedroom offers a neutral and calming space, enhanced by dual-aspect windows that fill the room with natural light, and sleek fitted wardrobes providing ample storage. Its luxurious ensuite shower room features a double-length shower with a modern rain head, contemporary tiled walls, and high-quality finishes. Bedroom two is equally inviting and airy, with dual-aspect windows and built-in wardrobes for a practical and polished look. Bedroom three, a spacious double, offers versatile potential to suit your needs, while bedroom four, currently utilised as a stylish home office, adds flexibility to the layout. From the landing, there is access to the spacious and functional loft via a pull-down ladder. This fantastic additional space features a bright Velux window, practical eaves storage, and a separate dedicated storage room, making it perfect for a variety of uses.











## Ladythorn Road, Bramhall, SK7 2EP

Stepping outside, you are welcomed by a mature, private, and secure rear garden, beautifully landscaped and thoughtfully designed for relaxation and entertainment. The garden is mainly laid to lush green lawn and framed by a variety of stunning trees, vibrant bushes, and colourful flowers, creating a serene and picturesque retreat. At the end of the garden, there is a charming garden house, complete with a covered seating area, making it a perfect spot to unwind or enjoy outdoor gatherings in all seasons. Adjacent to the house, an elegant Indian sandstone patio provides a spacious and inviting area, ideal for al fresco dining and summer entertaining. Ladythorn Road boasts an exceptional location, within walking distance of vibrant Bramhall Village, known for its well-established restaurants, stylish bars, and boutique shops. It is also conveniently close to highly regarded local schools, including Pownall Green Primary School and Bramhall High School, making it an ideal choice for families.

### The Current Owners Love:

- The open kitchen has been a great space for us to entertain friends and family over the years
- The cosy living room with the fire on perfect for the cold winter months
- The Location, everything is on your door step!

### We Have Noticed:

- Sat on one of Bramhall's popular roads, as well as being walking distance of Bramhall Village
- Fabulous entertaining space downstairs, with two reception rooms, plus an open plan living kitchen, providing so much light through the windows
- Aesthetically pleasing home from the road, with a spacious driveway and rear garden









### Key Features:

- A delightfully bright and spacious, refurbished 1920s detached four bedroom family home
- One of Bramhall's most sought after tree lined locations
- Retains many original features throughout
- Walking distance of Bramhall Village, with lots of vibrant restaurants, bars and shops
- Boasts four well-proportioned bedrooms, two stylish and contemporary bathrooms, and an abundant of living space
- Catchment area for excellent local schools
- A truly stunning open plan kitchen, flooded with light through lots of windows
- Two additional reception rooms one with a inglenook fire place

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2399

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







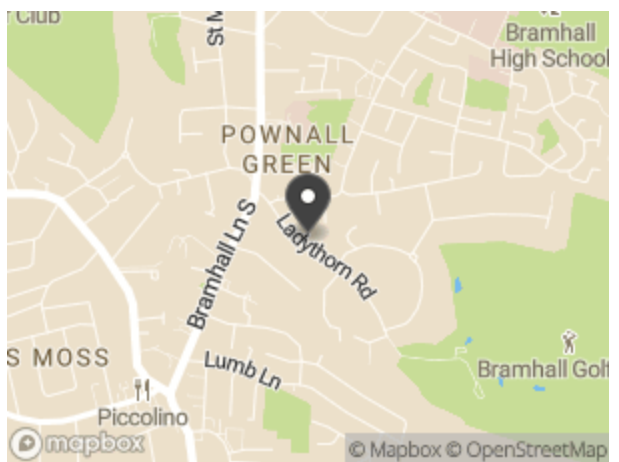
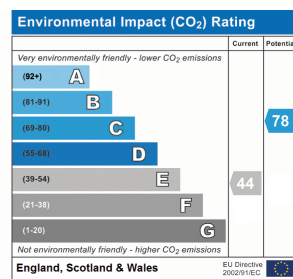
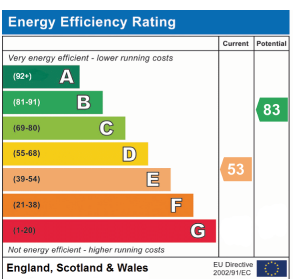
# Property Summary:

## GROUND FLOOR

- Porch
- Hallway 12'10" x 9'0" (3.91m x 2.74m)
- Sitting Room 15'7" x 12'8" (4.75m x 3.86m)
- Living Room 20'0" x 17'4" (6.1m x 5.28m)
- Living Kitchen 38'4" x 15'8" (11.68m x 4.78m)
- Utility Room 8'2" x 5'10" (2.49m x 1.78m)
- WC 7'1" x 3'9" (2.16m x 1.14m)

## FIRST FLOOR

- Landing 14'10" x 8'11" (4.52m x 2.72m)
- Bedroom One 12'8" x 12'5" (3.86m x 3.78m)
- Ensuite 8'11" x 5'0" (2.72m x 1.52m)
- Bedroom Two 14'10" x 11'3" (4.52m x 3.43m)
- Bedroom Three 14'4" x 12'8" (4.37m x 3.86m)
- Bedroom Four 8'8" x 8'2" (2.64m x 2.49m)
- Bathroom 12'5" x 6'2" (3.78m x 1.88m)
- Loft Room 15'7" x 8'9" (4.75m x 2.67m)
- Storage Room

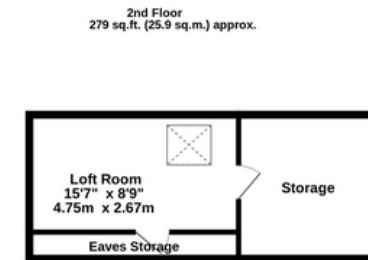
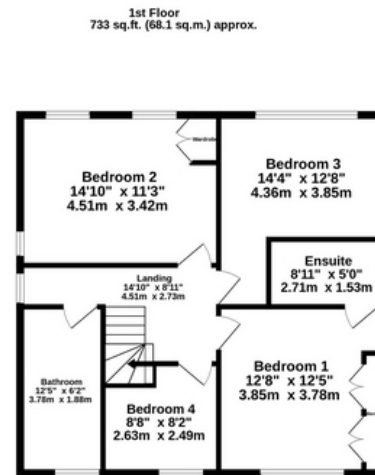
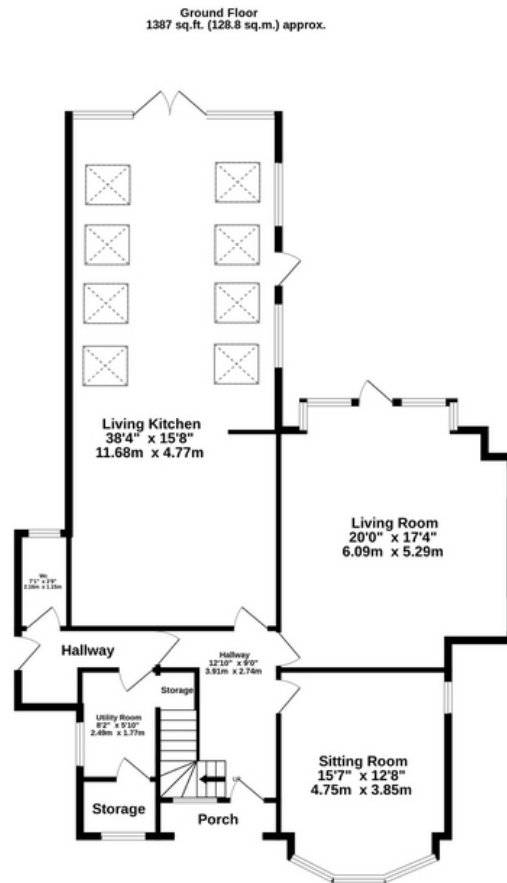








DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 2399 sq.ft. (222.9 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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