

ANY  
PART EXCHANGE  
WELCOME



Manor Road  
Bramhall, SK7 3LY

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## Manor Road, Bramhall, SK7 3LY

Secure Gated Private Plot Overlooking the Golf Course – Substantial Five Bedroom Detached Family Home on the Ever Popular and Highly Desirable Manor Road. This Quality Home sits on a Generous Plot including a Beautiful Private Rear Garden Plus Ample Private Parking. Act Now to Avoid Missing this Beauty.

Positioned on the prestigious Manor Road, this grand detached family home exudes luxury and space, boasting five bedrooms and three bathrooms. Set back from the road for added privacy, with a stunning golf course to the rear, this property enjoys an enviable location that is sure to attract significant interest.

Upon arrival, the impressive gated entrance leads to a sweeping driveway with ample space for six vehicles, complemented by a double garage with electric doors for two additional cars. A picturesque pond enhances the charm of the front garden, while a stately pillar porch sets the tone for the elegance within.

Stepping through the front door, the expansive entrance hall is immediately striking. Finished with Amtico flooring, the bright and spacious hallway is crowned by a grand gallery staircase, a focal point of timeless sophistication. Conveniently located to the right, a downstairs cloakroom offers practicality, while to the left, a generously proportioned dining room awaits. This space is perfect for hosting large gatherings, with ample room for a substantial dining table and sideboards, framed by a large window overlooking the front garden. Adjacent to the dining room is the inviting living room, featuring plush carpeting and a cosy gas fireplace. This comfortable space is perfect for relaxing, with patio doors that open onto the sunny, south-facing rear garden.

The ground floor also offers plenty of storage beneath the grand staircase, ideal for coats and shoes. Additionally, a well-appointed home office, complete with fitted book shelves and a mahogany desk, provides a quiet and functional workspace.

The heart of the home is undoubtedly the kitchen and breakfast room, showcasing a central granite island and worktops. Fully equipped with integrated appliances, including a dishwasher, four-ring gas hob, and double ovens, the kitchen is as practical as it is stylish. Adjacent to the kitchen is a utility room with side access to the garden, ideal for laundry needs. A cosy sitting room, perfect for unwinding with a movie, completes the ground floor, with French doors leading directly to the patio and rear garden.

Upstairs, plush carpets lead to a breathtaking wrap-around landing with a balcony-style design. A large front-facing window bathes the space in morning sunlight, making it the perfect reading nook. The first floor accommodates five spacious double bedrooms, including two with en-suite bathrooms.







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The master bedroom at the rear of the house is a luxurious retreat, featuring floor-to-ceiling fitted wardrobes and an en-suite with underfloor heating and travertine tiles. This spa-like space includes a bathtub, sink, w/c and a separate shower. The guest bedroom at the front also benefits from an en-suite shower room and fitted wardrobes. Three additional double bedrooms provide versatility, with fitted wardrobes in most rooms. A large family bathroom and additional storage cupboards complete the upper floor. The south-facing rear garden is a true haven, featuring lush greenery, mature trees for privacy, and secure gated access. A spacious elevated decking area offers the perfect setting for entertaining, from summer barbecues to relaxed evenings while enjoying the sunshine. Ideally located for families, this home falls within the catchment area of Neville Road Primary School, Cheadle Hulme Private School, and Bramhall High. With excellent local amenities, nearby dog walking routes, and proximity to Bramhall Park and Cheadle Hulme train station, this exceptional property truly offers the best of both luxury and convenience.

### The Current Owners Love:

- Spacious and inviting entrance hallway with central staircase
- Galleried landing with large picture window, flooding the interior with natural light
- Private, mature, south facing garden overlooking prestigious golf course

### We Have Noticed:

- A Desirable Golf Course Views Position
- A turn key, large private and gated family home
- Walking distance of both Cheadle Hulme and Bramhall Village









### Key Features:

- Any Part Exchange Welcome
- Grand detached home with five double bedrooms and three bathrooms, perfect for a growing family
- Situated on the sought after Manor Road, set back with the garden backing onto the prestigious golf course
- Gorgeous gallery staircase
- Gated entrance, large driveway for six cars, double garage with electric doors, and a charming pond in the front garden
- South-facing garden with mature trees for privacy, secure gated access, and an elevated decking area for entertaining
- In catchment for excellent schools, including Neville Road Primary, Cheadle Hulme Private School, and Bramhall High, with local parks, dog walks, and transport links nearby

**Tenure:** Freehold

**Council Tax Band:** H

**Possession:** Vacant possession upon completion

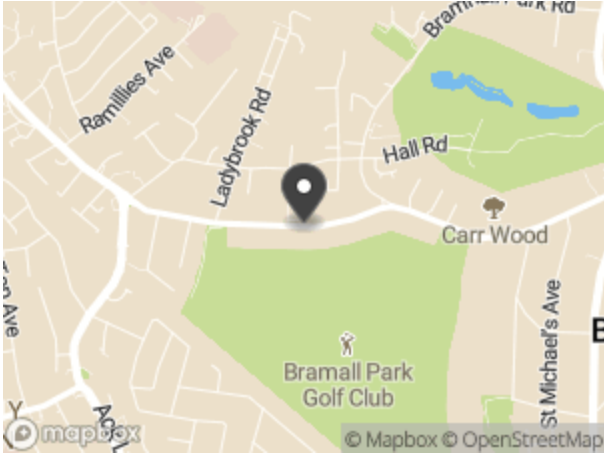
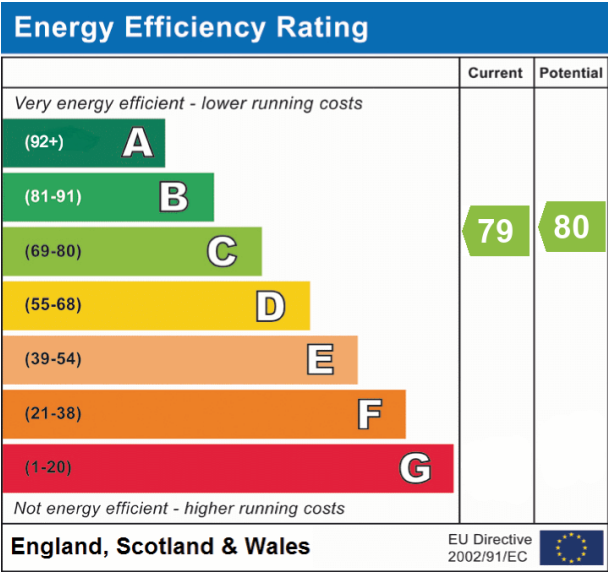
**Total Floor Area:** 2902

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



Property Summary:

- Hallway 25'4" x 16'11" (7.72m x 5.16m)
- WC 7'5" x 3'2" (2.26m x 0.97m)
- Dining Room 15'10" x 11'10" (4.83m x 3.61m)
- Living Room 21'9" x 15'5" (6.63m x 4.7m)
- Kitchen/Breakfast Room 15'11" x 15'5" (4.85m x 4.7m)
- Sitting Room 15'9" x 11'9" (4.8m x 3.58m)
- Utility Room 8'4" x 5'6" (2.54m x 1.68m)
- Study 10'5" x 8'10" (3.18m x 2.69m)
- Landing 24'5" x 11'11" (7.44m x 3.63m)
- Bedroom 2 15'5" x 11'7" (4.7m x 3.53m)
- Bedroom 4 11'10" x 8'10" (3.61m x 2.69m)
- Bathroom 11'10" x 7'1" (3.61m x 2.16m)
- Ensuite 7'6" x 6'5" (2.29m x 1.96m)
- Bedroom 1 15'5" x 13'8" (4.7m x 4.17m)
- Ensuite 10'0" x 6'5" (3.05m x 1.96m)
- Bedroom 5 10'1" x 9'4" (3.07m x 2.84m)
- Bedroom 3 13'3" x 11'10" (4.04m x 3.61m)

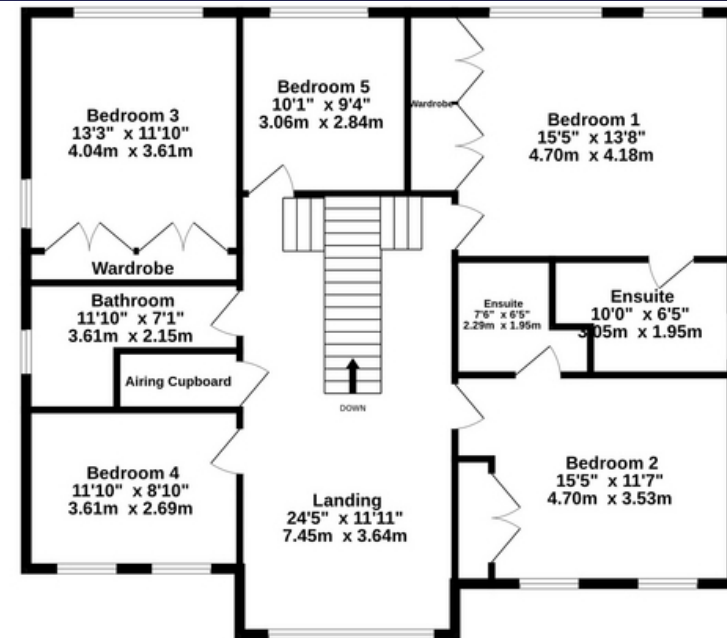
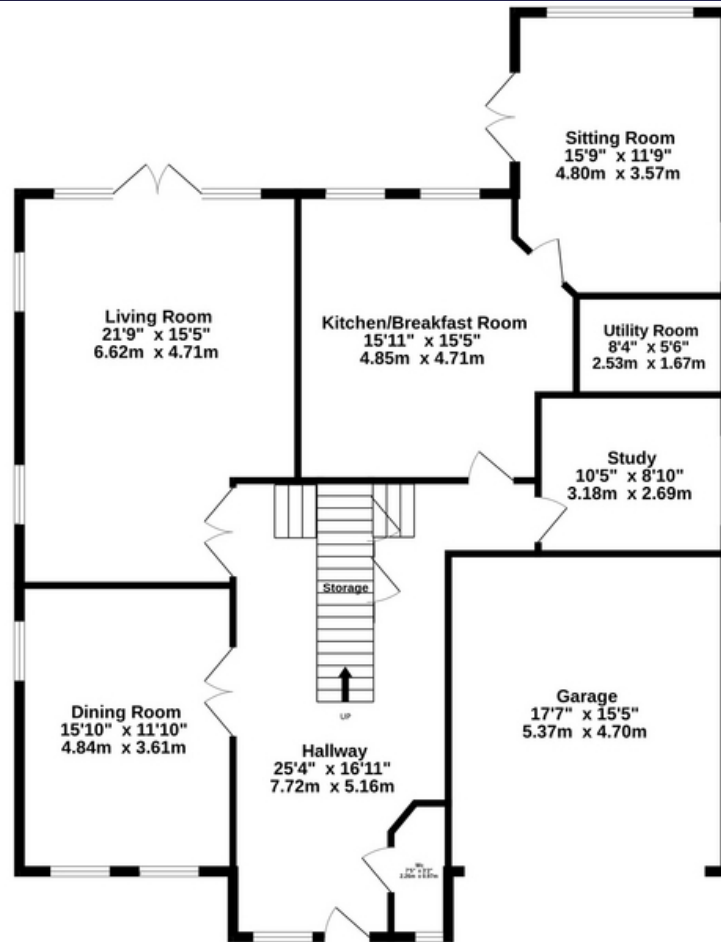








DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



**TOTAL FLOOR AREA : 2902 sq.ft. (269.6 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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