

ANY  
PART EXCHANGE  
WELCOME



Ridgmont Road

Bramhall, SK7 1JY

SHRIGLEY ROSE & CO

Bespoke Estate Agents



## Ridgmont Road, Bramhall, SK7 1JY

Situated on the highly sought-after, tree-lined Ridgmont Road, this exceptional family home seamlessly blends privacy, style, and convenience. In a peaceful yet well-connected location, this turn-key home sits within walking distance of the ever-popular Bramhall Village, offering an array of independent shops, cafés, and excellent transport links. Upon arrival, the impressive kerb appeal is immediately evident. A sleek rendered exterior, striking black-framed windows, and stylish outdoor lighting set a sophisticated tone, complemented by a well-maintained front lawn and a generous driveway providing ample off-road parking. Stepping through the front door, you're greeted by an expansive entrance hall, where elegant herringbone wood flooring flows underfoot, harmonising beautifully with neutral-toned walls to create a refined and timeless aesthetic. Carefully curated details—such as contemporary black handles and hinges—add subtle yet sophisticated touches of effortless luxury. To the left, the formal lounge offers a spacious and inviting retreat, bathed in natural light thanks to a charming bay window. This beautifully designed space is both warm and versatile, making it perfect for relaxation or social gatherings. Double doors lead through to the dining room, which in turn offers direct access to the west-facing rear garden, allowing for a seamless connection between indoor and outdoor spaces. At the rear, the expansive open-plan kitchen and living area serves as the true centrepiece of this home. Designed for both style and functionality, this space is perfect for entertaining, casual dining, or unwinding in total tranquillity. A stunning central island takes centre stage, featuring sleek cabinetry, ample storage, an integrated wine fridge, and a state-of-the-art Bosch four-ring induction hob—ideal for everything from morning coffee to hosting dinner parties. The kitchen is further enhanced by high-end integrated Bosch appliances, including double ovens, a full-sized fridge and freezer, and an integrated dishwasher, ensuring effortless practicality. A well-appointed utility room sits just beyond, offering additional workspace and storage, while a stylish downstairs WC provides further convenience. Bifold doors stretch across the rear of the property, flooding the space with natural light and opening onto the beautifully landscaped west-facing garden, creating the perfect setting for seamless indoor-outdoor living. Whether enjoying summer barbecues, alfresco dining, or simply unwinding with a glass of wine, this outdoor space is a true extension of the home. Upstairs, the impressive layout continues, with five beautifully presented bedrooms. Four are generously sized doubles, each offering ample storage and versatility, while the fifth is a well-proportioned single room, ideal as a nursery, home office, or dressing room. The principal suite is a true sanctuary, designed with both luxury and relaxation in mind. The spa-like en-suite bathroom is a standout feature, boasting a wood-panelled ceiling with soft LED lighting, enhancing the tranquil atmosphere. A walk-in shower, sleek vanity, and high-end finishes complete this indulgent space. Bedroom Two also benefits from its own private en-suite, offering additional comfort and convenience. A stylish family bathroom serves the remaining bedrooms, ensuring ample facilities for a busy household. With just as much living space upstairs as there is downstairs, this home is perfectly designed for modern family life—where style, comfort, and functionality meet in perfect harmony.



### The Current Owners Love:

- Open Dining and Kitchen where all the family can get together
- Herringbone Flooring with Black Feature Edge
- Spacious Ensuite's

### We Have Noticed:

- Rare Like New and within Walking Distance to Bramhall Village
- Ideal Family Home
- Attention to Detail throughout the Luxurious Interior







### Key Features:

- Like-New, Turn Key High Spec Home
- Short Stroll to Bramhall Village
- Open Plan, Luxurious, Dining Kitchen
- Two of the Double Bedrooms feature Spacious Ensuite's
- ANY Part Exchange Welcome
- Chain-free!
- Beautifully Presented both Inside and Out, A Truly Impressive Family home

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1843

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

# Property Summary:

## Hallway

**Lounge** 13'5" x 9'5" (4.09m x 2.87m)

**Living Room** 16'10" x 10'10" (5.13m x 3.3m)

**Dining Room** 10'10" x 10'10" (3.3m x 3.3m)

**Dining Kitchen** 21'3" x 18'5" (6.48m x 5.61m)

**Utility Room** 8'10" x 6'1" (2.69m x 1.85m)

**WC** 6'1" x 4'7" (1.85m x 1.4m)

## Landing

**Bedroom 5** 9'0" x 7'10" (2.74m x 2.39m)

**Bedroom 3** 14'10" x 10'10" (4.52m x 3.3m)

**Bedroom 4** 12'11" x 10'10" (3.94m x 3.3m)

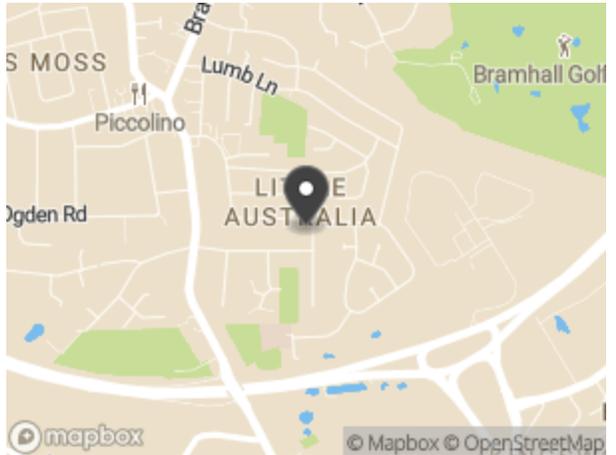
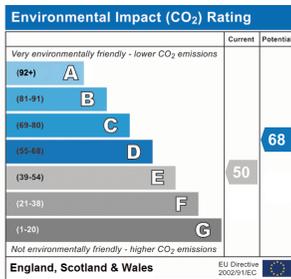
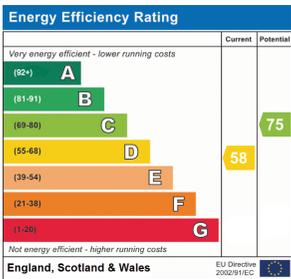
**Bathroom** 9'5" x 9'4" (2.87m x 2.84m)

**Bedroom 1** 18'5" x 11'10" (5.61m x 3.61m)

**Ensuite** 8'5" x 5'5" (2.57m x 1.65m)

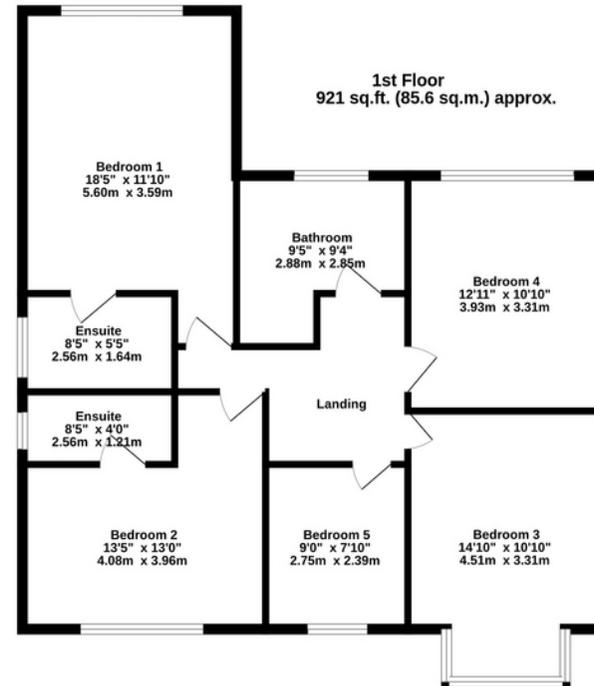
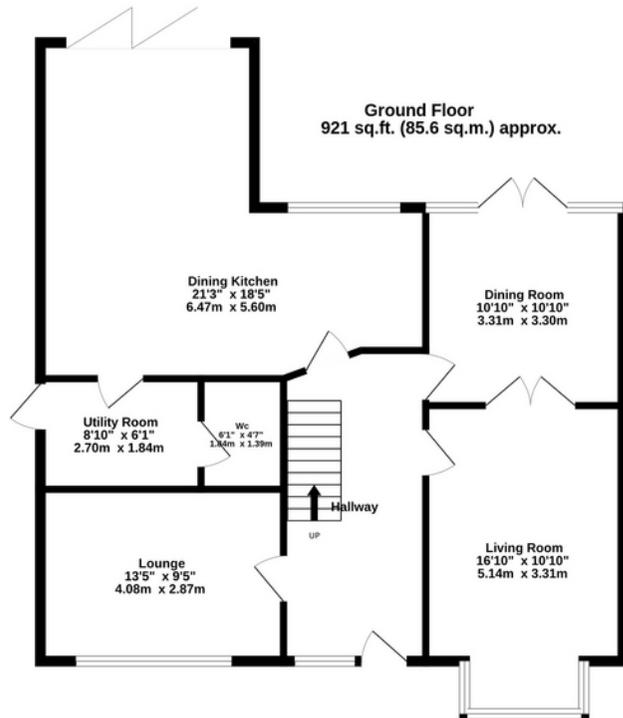
**Bedroom 2** 13'5" x 13'0" (4.09m x 3.96m)

**Ensuite** 8'5" x 4'0" (2.57m x 1.22m)





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



**TOTAL FLOOR AREA : 1843 sq.ft. (171.2 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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