

ANY  
PART EXCHANGE  
WELCOME



Deneway

Bramhall, SK7 2AR

SHRIGLEY ROSE & CO

Bespoke Estate Agents







## Deneway, Bramhall, SK7 2AR

Welcome to Deneway, an exceptional turnkey home offering five spacious double bedrooms, four luxurious bathrooms, and four beautifully appointed reception rooms, all just a short stroll from the centre of Bramhall. This immaculate residence spans an impressive 3,260 sq ft, providing an abundance of room for modern family living. Upon entering the inviting hallway, you are immediately greeted by the warmth and charm of this home. The downstairs area truly showcases the vast potential and versatility of what this residence has to offer. Off the hallway, you'll also find a convenient downstairs WC, adding a practical touch to the home's layout. Let's step into the sitting room, a beautifully serene space featuring a stunning bay window. Tucked away from the rest of the home, it offers a peaceful retreat, filled with natural light and an air of quiet elegance. As you enter the main living room, you're welcomed by the warmth of a beautiful log-burning fireplace, setting the tone for this exquisite triple-aspect room. The charming inglenook adds character, while the French doors open out to the garden, seamlessly blending indoor and outdoor living. Now we step into the showstopper of the home – the stunning living kitchen. With bi-folding doors and large windows that open to the rear garden, this is truly a magnificent space, bathed in natural light. The area is thoughtfully divided into a separate sitting area, a generous dining space, and an amazing kitchen with a high-end finish. Displaying top-of-the-range integrated appliances, the kitchen offers an abundance of storage, ensuring both style and practicality in this exceptional room. The striking island breakfast area serves as a perfect focal point, completing this flawless space. Off the kitchen, you'll find a spectacular utility space that is both highly practical and convenient. This well-designed room offers ample storage and functionality, with a door providing easy access to the side of the home. Now, let's head to the first floor, where the landing is a generously sized, bright space that sets the tone for what lies ahead. The main bedroom is a true focal point, offering a spacious walk-in wardrobe and a large, airy bedroom with delightful views over the garden. The room exudes elegance, complemented by a stylish, high-end en suite that adds a touch of luxury. Additionally, a separate dressing room provides an indulgent space to relax and unwind, making this suite an exceptional retreat. There is also a large eaves storage space off the walk-in wardrobe, offering plenty of room for additional storage while maintaining the sleek, uncluttered feel of the room. The second bedroom is a truly stunning room at the rear of the home, offering a tranquil retreat with picturesque views. This beautifully designed space is complemented by a luxurious en suite, finished to the highest standards, making it a perfect blend of style, comfort, and privacy. The other two bedrooms on this floor are generously sized double rooms, both bright and airy, offering an abundance of space and a peaceful atmosphere. Each room is thoughtfully designed, ensuring comfort and versatility. This floor also features a beautifully appointed family bathroom, finished with modern touches, as well as an additional shower room, ideal for busy mornings or guests. Both bathrooms are designed with high-end fittings, adding a touch of luxury to this floor. Now, onto the second floor, where even more space awaits. This level offers a convenient WC, a well-appointed study area perfect for working from home, and large storage spaces to keep everything neatly organised. Additionally, there is a versatile room that could easily serve as a fifth bedroom, a playroom, or whatever your heart desires. With its endless possibilities, this floor provides the ultimate flexibility to suit your lifestyle.











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This home continues to impress as we head outside. The front features a large driveway, providing plenty of space for multiple vehicles, along with access to a useful storage garage. At the rear, you are greeted by a magnificent south-facing garden, flooded with sunlight throughout the day. The expansive outdoor space includes a beautifully laid patio area, perfect for entertaining or relaxing in the serene surroundings. This garden is an idyllic retreat, providing both privacy and stunning views, making it the perfect place to unwind. The location of this home is truly the cherry on top, offering the perfect balance of tranquillity and convenience. Just a short stroll into Bramhall Village, you'll have easy access to a wealth of local amenities, charming shops, cafes, and parks, all within a relaxed, community-focused setting. This prime location ensures that everything you need is right on your doorstep, while still enjoying the peaceful surroundings of your private home. It's the ideal blend of village life with modern convenience.

### The Current Owners Love:

- Garden is gorgeous in the summer, so private and so many birds every morning, catches the last sun from the west. Plus the house is full of light - love all the rooms.
- Lovely neighbours, private but friendly, extremely safe area.
- Private school buses run from the end of the road so has been fantastic for us.



### We Have Noticed:

- The plot is exceptional, set in a private and tranquil position, complemented by a stunning, expansive south-facing garden.
- This home spans an impressive 3,260 sq ft, offering an abundance of living space and flexibility, all finished to the highest standard and ready to move into with no further work required.
- Situated in a prime location, just a short stroll from the charming Bramhall Village Centre, known for its vibrant atmosphere, boutique shops, cafés, and excellent transport links, as well as its strong community feel and highly regarded schools.









### Key Features:

- ANY PART EXCHANGE WELCOME
- This home spans over 3,260 sq ft, with an elegant layout and generous proportions
- Stunning south-facing garden, bathed in natural light and perfect for relaxation or entertaining
- Nestled in a peaceful and highly sought-after cul-de-sac, conveniently close to amenities
- Impeccably finished to a high standard, this turn-key home features premium fittings and elegant design, ready for immediate enjoyment
- Within easy walking distance of the vibrant and highly sought-after Bramhall Centre, offering an array of boutique shops, cafés, and restaurants

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 3260

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







# Property Summary:

- Hallway** 10'0" x 22'1" (3.05m x 6.73m)
- Sitting Room** 14'5" x 14'0" (4.39m x 4.27m)
- Living Room** 14'5" x 28'0" (4.39m x 8.53m)
- WC** 10'0" x 3'0" (3.05m x 0.91m)
- Living Kitchen** 31'0" x 23'0" (9.45m x 7.01m)
- Utility Room** 8'5" x 7'0" (2.57m x 2.13m)
- Garage** 8'5" x 5'1" (2.57m x 1.55m)
- Landing** 16'11" x 13'2" (5.16m x 4.01m)
- Bedroom One** 12'0" x 19'2" (3.66m x 5.84m)
- Ensuite** 8'5" x 5'10" (2.57m x 1.78m)
- Wardrobe** 12'0" x 9'5" (3.66m x 2.87m)
- Dressing Room** 8'5" x 13'5" (2.57m x 4.09m)
- Eaves Storage** 9'4" x 6'5" (2.84m x 1.96m)
- Bedroom Two** 14'1" x 16'8" (4.29m x 5.08m)
- Ensuite** 6'5" x 4'5" (1.96m x 1.35m)
- Bedroom Three** 14'1" x 11'5" (4.29m x 3.48m)
- Bedroom Four** 11'1" x 12'6" (3.38m x 3.81m)
- Bathroom** 8'5" x 9'5" (2.57m x 2.87m)
- Shower Room** 8'5" x 5'5" (2.57m x 1.65m)
- Landing** 18'4" x 3'3" (5.59m x 0.99m)
- Bedroom 5 / Playroom** 14'5" x 16'8" (4.39m x 5.08m)
- Study** 9'6" x 7'5" (2.9m x 2.26m)
- WC** 7'5" x 7'5" (2.26m x 2.26m)



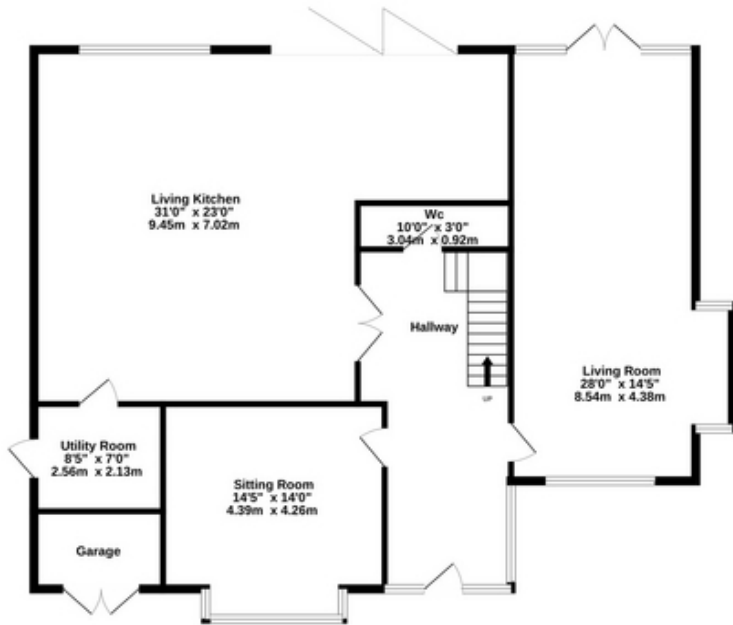




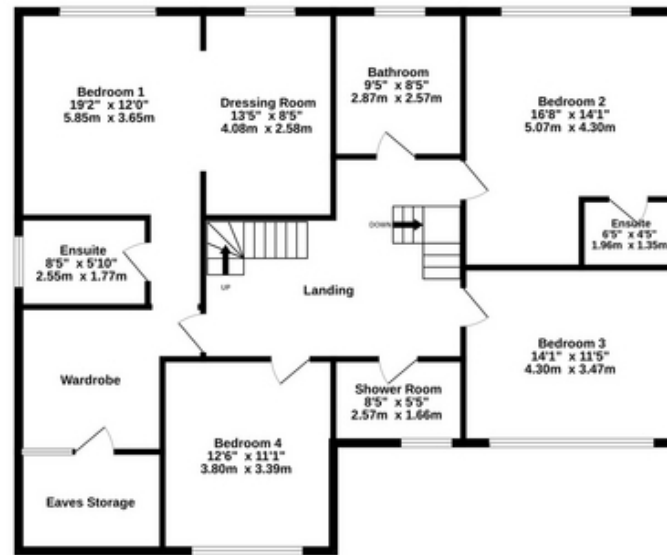


**DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.**

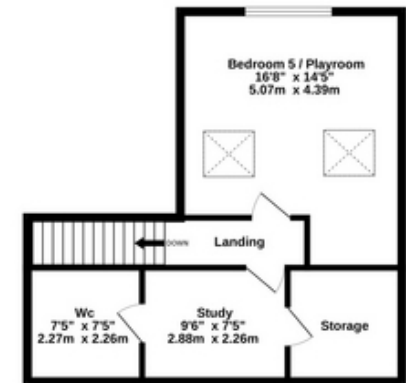
Ground Floor  
1459 sq.ft. (135.5 sq.m.) approx.



1st Floor  
1348 sq.ft. (125.3 sq.m.) approx.



2nd Floor  
452 sq.ft. (42.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3260 sq.ft. (302.8 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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