

ANY
PART EXCHANGE
WELCOME



Bramhall Park Road
Bramhall, SK7 3NN

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Perfectly positioned just moments from the stunning Bramhall Park, this impressive five bedroom detached residence sits on a substantial gated plot offering privacy, tranquillity and an exceptional outdoor lifestyle. Surrounded by beautifully maintained wraparound gardens, this is a rare chance to purchase a forever home in a truly coveted setting.

Set back from the road with a generous frontage and mature landscaping, the home immediately impresses with its sense of scale and seclusion. A standout feature is the extensive ground floor extension to the rear of the property, formerly utilised as a luxury spa and swimming pool suite. This presents a unique opportunity for further development into a leisure complex, annexe, wellness retreat or expansive living space.

The property enjoys a prime position in Bramhall, with the beautiful Bramhall Park quite literally on the doorstep. The generous gated plot is one of the home's most defining features, offering beautiful wraparound gardens that provide both a sense of escape and the perfect setting for outdoor living or entertaining.

Accommodation comprises five spacious double bedrooms, each with built in wardrobes, offering ample storage and comfort. There are three bathrooms in total, including a well appointed family bathroom featuring twin sinks, a bidet and a shower bath. The master bedroom benefits from its own ensuite, also with twin sinks, and there is an additional WC on the ground floor for guests and everyday convenience.

Living areas are plentiful and versatile, including three reception rooms and a separate study, ideal for family life, entertaining or working from home. The kitchen is fitted with quality appliances, including two Bosch double ovens, a NEFF dishwasher and a four ring electric hob. Its clean, bright white tiled floor enhances the space, and the layout includes a separate utility room with useful side access and additional sink.

The entrance hall sets a welcoming tone with stylish LVT parquet flooring, leading to a curved wooden staircase with carpeted steps. The lounge features a gas fire and impressive fireplace, offering a cosy space during colder months.

A triple separate garage and a large driveway provide ample parking and storage solutions. The grounds, both front and rear, are truly impressive. Mature, private and expansive, they offer a sense of space that is increasingly rare to find.

Bramhall Park Road , Bramhall, SK7 3NN

This is a home that delivers on every front: location, scale, flexibility and future potential. Whether you are seeking a peaceful retreat, a spacious family property or a home with scope to create something truly bespoke, this Bramhall residence represents a rare and valuable opportunity. Viewing is essential to fully appreciate the scale, setting and potential of this exceptional property.

The Current Owners Love:

- Its proximity to the park and I love my lounge with the view of the garden and it is very peaceful
- The Position
- The Privacy

We Have Noticed:

- Location, Location, Location! A rural leafy setting close to the Park, Cheadle Hulme and Bramhall Villages
- The existing extension is great added value to an already generous plot.
- Great opportunity to add further value







Key Features:

- Any Part Exchange Welcome
- A spacious 5 Bedroom and 3 Bathroom detached, family forever home
- Set back, private and secluded
- Opportunity knocks to buy a very special home on a generous plot
- Beautiful, mature wrap around sun filled gardens
- Generous plot to front and rear with large existing ground floor extension previously utilised as a luxury spa with substantial swimming pool
- Bramhall Park on your doorstep!
- Close to both Cheadle Hulme and Bramhall Villages, amenities and transport links
- Close to great schools

Tenure: Freehold

Council Tax Band: H

Possession: Vacant possession upon completion

Total Floor Area: 4421

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Entrance Hall 20'4" x 12'10" (6.2m x 3.91m)

Dining Room 15'10" x 12'5" (4.83m x 3.78m)

W/C 7'5" x 4'0" (2.26m x 1.22m)

Living Room 24'0" x 21'5" (7.32m x 6.53m)

Kitchen 21'10" x 21'0" (6.65m x 6.4m)

Sitting Room 15'10" x 12'0" (4.83m x 3.66m)

Office 12'10" x 11'0" (3.91m x 3.35m)

Utility Room 9'10" x 6'10" (3m x 2.08m)

Pool Room 40'1" x 15'10" (12.22m x 4.83m)

1st Floor

Bedroom 1 22'10" x 12'10" (6.96m x 3.91m)

Ensuite 9'7" x 9'0" (2.92m x 2.74m)

Bedroom 2 12'2" x 12'0" (3.71m x 3.66m)

Ensuite 7'5" x 2'0" (2.26m x 0.61m)

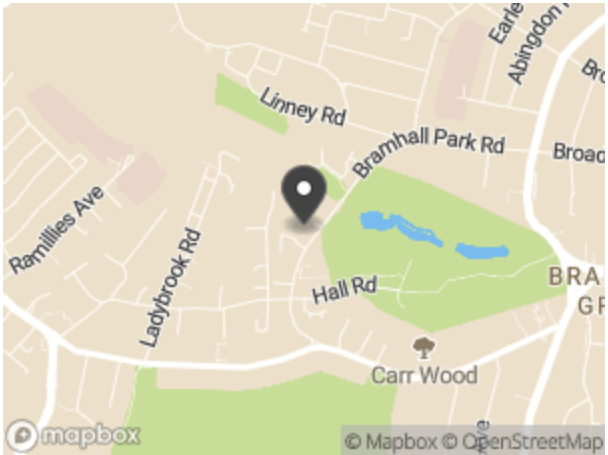
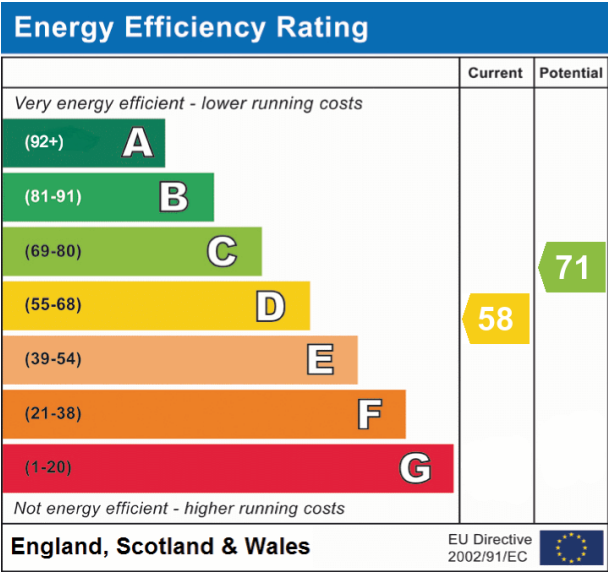
Bedroom 3 13'10" x 10'10" (4.22m x 3.3m)

Bedroom 4 11'10" x 11'0" (3.61m x 3.35m)

Bedroom 5 12'10" x 7'10" (3.91m x 2.39m)

Landing 16'10" x 11'6" (5.13m x 3.51m)

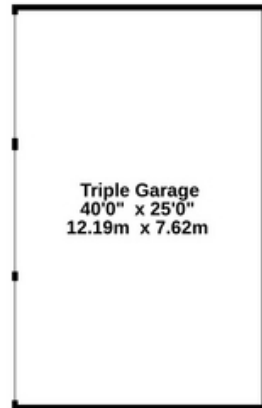
Triple Garage 40'0" x 25'0" (12.19m x 7.62m)



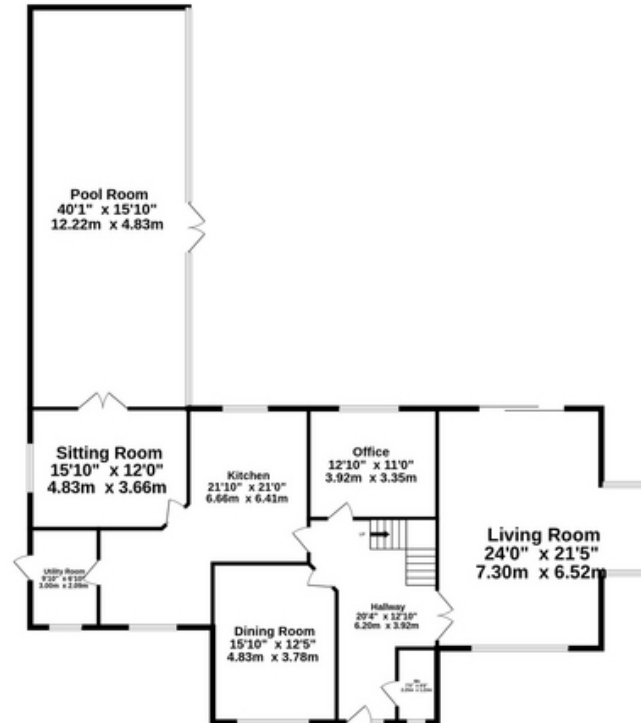


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

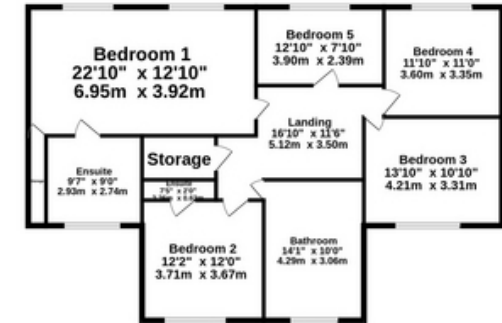
Basement
999 sq.ft. (92.8 sq.m.) approx.



Ground Floor
2175 sq.ft. (202.1 sq.m.) approx.



1st Floor
1247 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 4421 sq.ft. (410.8 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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