

ANY
PART EXCHANGE
WELCOME



Mayfield Road

Bramhall, SK7 1JU

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Mayfield Road, Bramhall, SK7 1JU

Exceptional Detached Family Home, within a Short Stroll of Bramhall Village.
Lovely Private Plot WITH PLANNING PERMISSION for a SUBSTANTIAL DOUBLE STOREY SIDE EXTENSION.

Positioned on a highly desirable and peaceful cul-de-sac, just a short stroll from the heart of Bramhall Village, this impressive detached residence offers a unique opportunity to acquire a beautifully presented and truly versatile family home. Set on a private, mature plot with a south-west facing garden, the property seamlessly combines high-end design with generous living spaces and a wealth of future potential.

At the heart of the home lies a breath-taking open-plan kitchen, dining and living area, an elegant yet practical space designed with both daily life and entertaining in mind. The kitchen itself is a standout feature, crafted by David Lisle and fitted with a full suite of premium Miele appliances. A granite island forms the centrepiece of this sociable space, complemented by a gas hob, two double ovens, a steam oven, warming drawer, integrated coffee machine, and full-size dishwasher. A Sub-Zero American-style fridge/freezer is also included, alongside a wine fridge, Quooker boiling water tap, and volcanic granite splashbacks, combining beauty with function. Adjoining the kitchen is a stylish utility room with sliding door access and additional storage, making busy family life effortless.

The open-plan area flows effortlessly into a comfortable lounge and dining space, with underfloor heating throughout the living zones and hallway, creating a warm and welcoming atmosphere. This space also offers flexibility to be styled as a reading nook or library, and large sliding doors open directly onto the garden, blurring the line between indoors and out. A separate sitting room or study provides a quiet retreat - perfect for working from home or as a relaxed second lounge.





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Upstairs, the home continues to impress with four well-proportioned bedrooms, one of which is currently utilised as a home office. The master bedroom features extensive integrated storage and a fitted dressing table, while the guest bedroom also benefits from built-in wardrobes. The family bathroom is beautifully appointed with floor-to-ceiling limestone tiles, his and hers sinks, a contemporary wet room-style shower, and a separate bath – all bathed in natural light.

Outside, the rear garden is a private oasis, thoughtfully landscaped and full of mature planting. Five Japanese Maple trees, along with Willow, Hazel, and Ivy, create a tranquil, green backdrop. The garden enjoys a sunny south-west aspect and, unusually, is home to a historical World War II artillery bunker – a fascinating remnant that adds a unique layer of character to the property. Another two beautiful Acer trees enhance the kerb appeal in the front garden.

Adding further value and flexibility, planning permission has already been granted for a two-storey side extension, originally intended as a garage with dressing room and ensuite above. There is further planning permission for a single storey annex / garden room (planning reference: DC/066328). Additionally, the current owners hold structural engineer plans to convert the loft, subject to the necessary works, opening up even more space for a growing family or visiting guests.

Combining contemporary luxury, historical interest, and practical family living in a rarely available Bramhall location, this home truly stands out. Whether you're drawn by the exquisite kitchen, the mature private garden, or the exciting scope for future expansion, this is a home designed to grow with you – a rare gem just moments from the vibrancy of Bramhall Village.

The Current Owners Love:

- The kitchen dining area is a great space especially when entertaining friends and family.
- TV media area, great for watching sporting events and having movie nights.
- The garden has been a labour of love and the Acer trees planted over the years have matured beautifully.







Key Features:

- Exceptional Detached Four Bedroom Family Home
- Planning Permission Granted - Approved for a two-storey side extension and a single storey annex.
- Stunning Open-Plan Living / Handy Utility Room & Stylish Downstairs W/C.
- Luxury David Lisle Kitchen
- Beautiful South-West Facing Garden
- Future Potential – Insulated loft offering scope for conversion (subject to works)

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

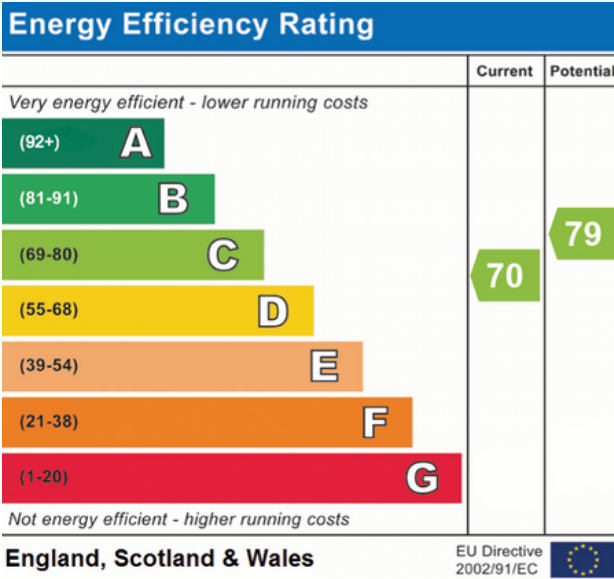
Total Floor Area: 1978 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

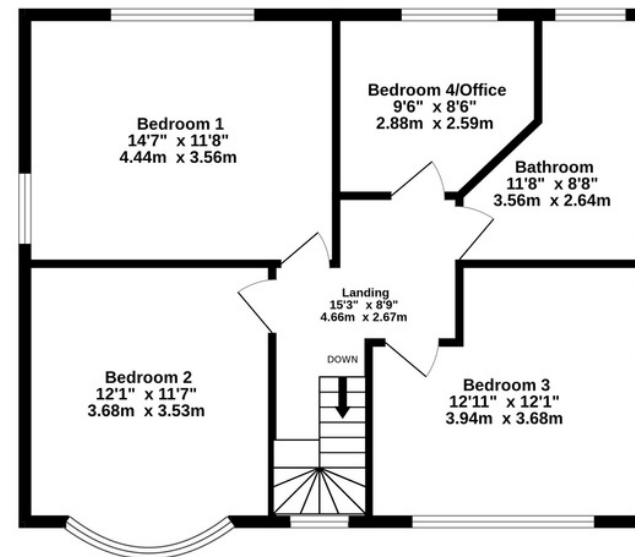
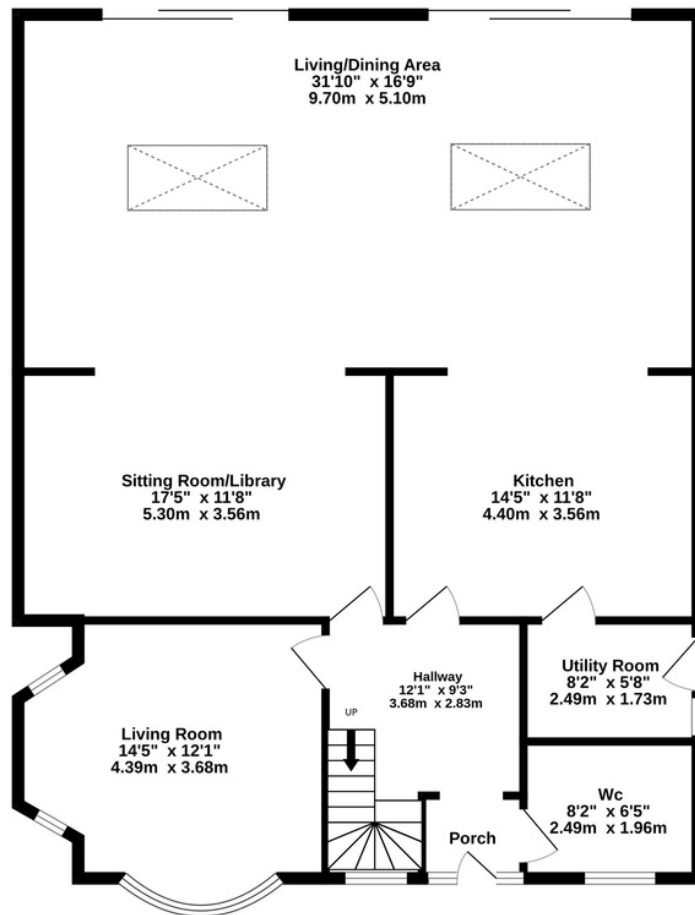
- Hallway
- 3.68m × 2.82m
- W/C
- 2.49m × 1.96m
- Utility Room
- 2.49m × 1.73m
- Living Room
- 4.39m × 3.68m
- Sitting Room/Library
- 5.31m × 3.56m
- Kitchen
- 4.39m × 3.56m
- Living/Dining Area
- 9.70m × 5.11m
- Landing
- 4.65m × 2.67m
- Bedroom 1
- 4.45m × 3.56m
- Bedroom 2
- 3.68m × 3.53m
- Bedroom 3
- 3.94m × 3.68m
- Bedroom 4/Office
- 2.90m × 2.59m
- Bathroom
- 3.56m × 2.64m

Disclaimer: Some of the images used in this advert are computer-generated (CGI) and are for illustrative purposes only. This is intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.





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



TOTAL FLOOR AREA : 1978 sq.ft. (183.8 sq.m.) approx.

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