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Broadway, Bramhall, Stockport, SK7 3BT

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Set on one of Bramhall's most prestigious and tree-lined roads, this unique and expansive four double bedroom, two-bathroom dorma-bungalow offers exceptional potential to create a truly substantial family residence. Tucked behind secure electric gates and set well back from the road on one of the widest plots on Broadway, this remarkable home is surrounded by impressive residences and delivers a rare combination of space, tranquillity and architectural character.

The rear garden is a true highlight, styled like an authentic Japanese Zen sanctuary complete with carp-filled pond, traditional timber bridge, maples, magnolia and apple trees. Wind chimes gently echo through the mature landscaping, while the Japanese pagoda with sliding wooden doors and electric supply currently serves as a peaceful games room or summer retreat. The fenced pond ensures child and fish safety alike, and the sense of serenity and tranquillity is unmatched.

At the front of the property you approach via a striking flag-patterned driveway lined with mature copper birch, pine and oak trees, the property is both private and inviting. Flanked by manicured laurel hedging and mature planting that ensure complete seclusion from the road. The driveway itself comfortably accommodates 10+ vehicles and leads to a large double detached garage with electric door, full electrics, fitted cupboards, a separate WC, water tap, and an additional side room previously used as an office that could serve as a workshop.

A grand double front door with porcelain steps sets the tone for this unique home. Step inside to a wide tiled entrance porch through to the spacious hallway with plush carpet underfoot and a calming sense of space. The principal reception room features a period-style decorative ceiling, elegant gas fire with marble surround, and a generous bay window overlooking the mature front garden. Adjacent, the dining room enjoys a warm wood-look floor and picture window onto the exquisite rear garden – currently doubling as an artist's studio, it offers beautiful natural light and inspiring views.

The heart of the home is the open-plan kitchen and dining area, fitted with sleek NEFF appliances, wine fridge, induction hob, soft-close cabinets and underfloor heating. With dual access to the garden via the dining space and the bright conservatory, which features a ceiling fan and glass doors opening onto the Japanese inspired garden, this is a space designed for easy indoor-outdoor living.





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Downstairs you'll find two generous double bedrooms. The principal suite features fitted wardrobes, a bay window with front garden views, sky light, and space for both a seating and dressing area, as well as a contemporary ensuite. Bedroom two overlooks the rear garden and includes freestanding wardrobes and dressing table. There's also a stylish wet room with twin shower heads and sleek floor-to-ceiling tiling.

Another exceptional feature of this home is the flexible living accommodation, perfect for multi-generational families, guests, or even home business use. Off the hallway sits a further reception room currently used as a study, with its own bay window and private staircase leading to bedroom four. Adjacent is a self-contained utility kitchen with fitted cabinets, sink and WC, creating the perfect setup for a teenage den, annex, or office suite. Bedroom four is another double and has a vaulted ceiling, twin skylights and wood-effect flooring.

On the first floor via the main staircase is bedroom three, a peaceful eaves bedroom with it's own landing with skylight, WC, and ample eaves storage.

Externally, the house benefits from recently rewired outdoor lighting, a garden-access toilet, and an additional outdoor tap, details that show this home has been lovingly maintained and thoughtfully updated.

Positioned within walking distance to Bramhall Park, this location combines the charm of countryside living with the convenience of village life. Excellent schools, both state and private, are within easy reach, and Broadway remains one of the area's most desirable addresses.

Rich in character, brimming with potential, and offering rare privacy both inside and out, this home presents an extraordinary opportunity to craft a truly bespoke family sanctuary in the heart of Bramhall.

The Current Owners Love:

- The beautiful mature gardens
- The unique Japanese pagoda
- The quiet tranquillity of Broadway

We Have Noticed:

- Potential to convert into substantial family home and already in move-in condition
- Large driveway for approx. 10 cars plus detached double garage
- Authentic Japanese garden room with bridge and pond







Key Features:

- Substantial Plot, One of the widest plots on Broadway, set well back behind electric gates with exceptional privacy and mature tree-lined frontage.
- Japanese Zen Garden, Tranquil rear garden with a carp-filled pond, traditional bridge, Japanese pergola, and mature magnolia and maple trees.
- Development Potential, Huge scope to remodel or extend into a substantial family home (subject to planning), surrounded by large, impressive residences.
- Prestigious Location, Positioned on one of Bramhall's most sought-after tree-lined roads, just a short walk to Bramhall Park.
- Grand Entrance & Driveway, Striking flagstone driveway for 10+ cars, double detached garage with WC and office space, and an elegant double front door with porcelain steps.

Tenure: Freehold

Council Tax Band: G

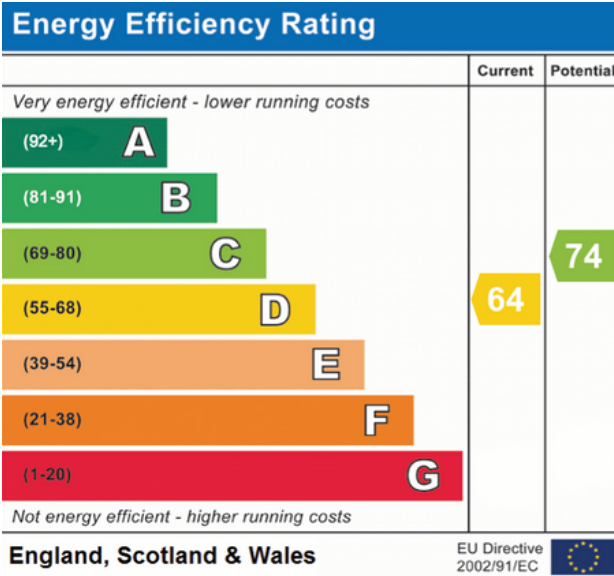
Possession: Vacant possession upon completion

Total Floor Area: 2002 sqft

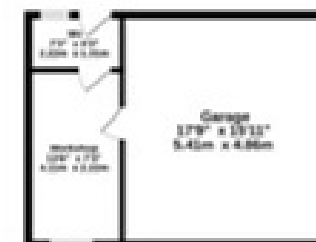
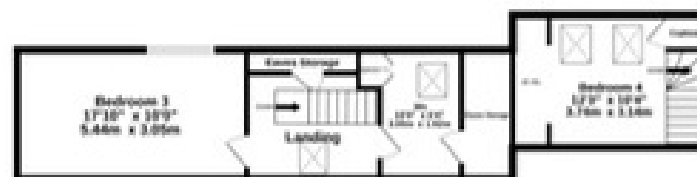
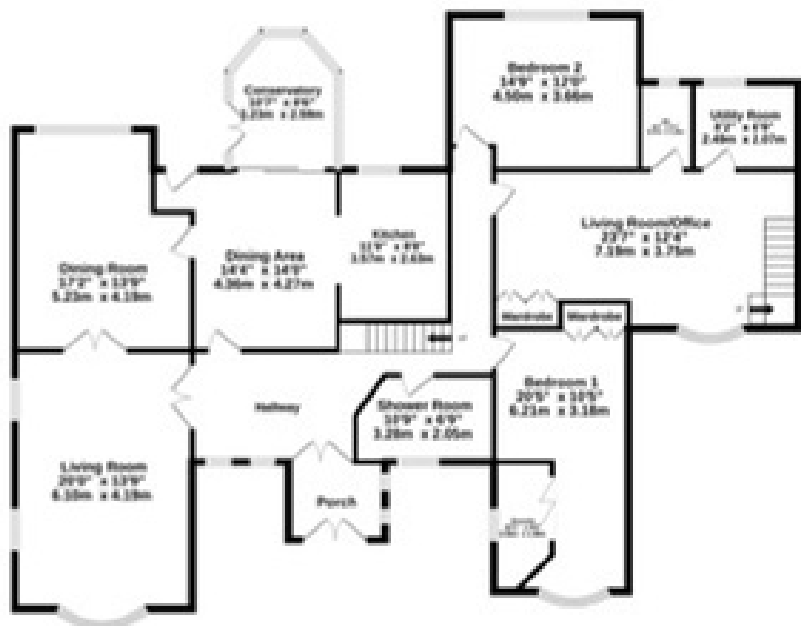
Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

- Living Room
4.19m × 6.10m
- Dining Room
4.19m × 5.23m
- Dining Area
4.27m × 4.36m
- Kitchen
2.63m × 3.57m
- Conservatory
2.59m × 2.23m
- Shower Room
2.05m × 3.28m
- Bedroom 1
3.18m × 6.21m
- Ensuite
3.06m × 1.38m
- Living Room/Office
3.75m × 7.19m
- WC
2.07m × 1.25m
- Utility Room
2.07m × 2.49m
- Bedroom 2
3.66m × 4.50m
- Bedroom 3
3.05m × 4.57m
- WC
1.92m × 3.05m
- Bedroom 4
3.14m × 3.74m
- Garage
4.86m × 5.41m
- Workshop
4.11m × 2.22m
- WC
2.22m × 1.31m







TOTAL FLOOR AREA : 2887 sq.ft. (268.2 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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