



Woodford Road
BRAMHALL





WELCOME HOME



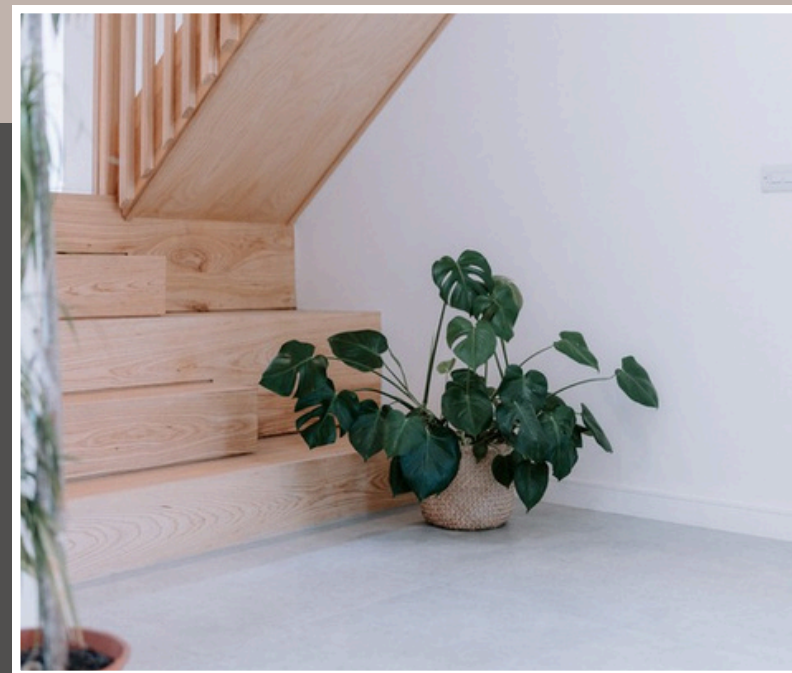
Within walking distance of Bramhall Village lies a truly remarkable home - a striking contemporary masterpiece that began life as a 1980s bungalow. Meticulously reimagined and redesigned by the owner's architect son, the transformation was completed at the end of Summer 2024, resulting in a property that beautifully marries modern design with practical living. Every element has been carefully considered, from the clean lines and innovative use of space to the natural light that floods through the thoughtfully positioned glazing. The result is a one-of-a-kind home that offers not just aesthetic appeal, but everyday comfort and functionality - a rare opportunity to own a bespoke residence that is both architecturally impressive and perfectly suited to modern life.



This is your chance to own an architect-designed gem - a property that truly must be seen to be believed



STEP INSIDE...



From the moment you arrive, the contemporary covered storm porch and side-set front door, hint to the meticulous attention to detail that runs throughout. Step inside, and you're greeted by a versatile reception room opposite the entrance, bathed in natural light from two large windows and three picture-frame openings - perfect as a reading nook, playroom, or sitting room. The ground floor flows effortlessly creating an inviting warmth, wet underfloor heating runs seamlessly throughout, from the plush carpet to the sleek grey tiles .



THE HEART OF THE HOME

The heart of the home is undoubtedly the expansive open-plan living, dining, and kitchen area - a space designed for both everyday living and effortless entertaining. Soaring ceilings and full-height glazing create an exceptional sense of light and space, while a handcrafted ash gallery adds a striking architectural feature, drawing the eye upward and offering a unique vantage point over the room below. Floor-to-ceiling windows and triple sliding doors not only enhance the feeling of openness but also frame picturesque views of the private, wrap-around garden, where protected mature trees offer year-round greenery and a sense of calm seclusion.

The kitchen has been designed with both style and functionality in mind. Bespoke, soft-close cabinetry provides a sleek and seamless finish, while the quartz waterfall island - complete with an integrated Bora induction hob and extractor - forms a natural focal point for the room. High-spec NEFF appliances, including double ovens, a full-height fridge, and a fully integrated dishwasher, ensure the space is as practical as it is beautiful. Above the sink, a landscape letterbox window offers a perfectly framed view of the tranquil garden beyond, drawing the outdoors in and creating a strong connection between the interior and its natural surroundings.





“What we really appreciate is how unique and well thought-out the design is. Everything has been considered - the storage, the finishes, the way it feels to live here. It’s modern and stylish, but also really relaxed - it just feels right.”



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THE PRINCIPLE SUITE

Upstairs, the architect's vision truly shines. The bespoke ash staircase is a focal point, guiding you to a gallery landing with strip lighting and a long, bench reading nook. Pools of natural light shift throughout the day thanks to carefully positioned skylights, tilt-and-turn windows, and daylight tracking all incorporated into the design. The main bedroom boasts handle less fitted wardrobes, a built-in dressing table, and concealed eaves storage by Barwoods, not to mention with fitted lighting. It's ensuite rivals any boutique hotel, with luxurious green-grey tiling, a freestanding bath and a rain shower.



“How the light changes throughout the day. The windows and skylights were positioned so perfectly that the sun moves through the house, creating different moods in each room - it makes the whole place feel alive.”





The remaining bedrooms - one with a chic pink-tiled ensuite, one with a large tilt window, and another with triple skylights - are all generous doubles. A further bathroom echoes the home's spa-like aesthetic with an overhead rain shower, and natural light pouring in from above.





A serene sitting room with five slit windows and sliding garden doors, creates a peaceful retreat. Off the hallway, a utility and boot room - complete with terrazzo style worktops - provides a conveniently placed sink, plenty of storage space and direct access to the garden.



Continuing this floor you are led to a versatile study and cleverly utilised snug, comprising of a built-in desk nook and is complete with bespoke panelled shelving. Whether used as a media room, or creative space, this adaptable area adds another layer of flexibility to the home's layout.







Outside, the property continues to impress with a thoughtfully designed and highly practical exterior. The gravel driveway offers generous off-road parking for up to four vehicles, making everyday comings and goings simple for families and visitors alike. Discreetly positioned, an electric vehicle charging point adds future-ready convenience, while a hidden bin store and additional garden storage ensure the space remains both tidy and functional.

The garden has been carefully landscaped to offer a secure and private outdoor sanctuary, with a wrap-around layout that allows for different areas to relax, dine, or play. Side access further enhances the practicality of the outdoor layout, providing easy routes around the home without needing to pass through the interior.



A secure boundary encloses the garden, offering peace of mind for families with children or pets, while a regularly serviced security system adds an extra layer of reassurance. Outdoor taps and power points have been thoughtfully installed, making everything from watering plants to hosting garden gatherings effortless. This is a truly turnkey home - where every detail has been carefully considered to create a space that is as practical as it is beautifully finished.

THE ARCHITECT REFLECTS ON THE DESIGN...



“The house retains the footprint of the original 1985 Cheshire brick bungalow, with only a modest extension to the dining area. By lifting the roofline, we unlocked a light-filled second level. The windows were positioned to follow the movement of the sun, so light dances through the spaces from morning to evening, transforming the atmosphere as the day unfolds.”

LOVE WHERE YOU LIVE

Bramhall Village is just a pleasant stroll away, placing a variety of independent shops, cafés, restaurants, and everyday essentials within easy reach. The nearby train station provides direct rail services to Manchester and beyond, ideal for commuters or those looking to enjoy the city without the need to drive. This prime location perfectly balances convenience and tranquillity, making it an ideal setting for modern living.



The location is equally impressive, combining the peace of a well-established residential area with superb connectivity. Positioned just a short distance from the nearby bypass, the home offers quick and convenient access to key motorway links, making travel across the region effortless – whether commuting into Manchester, heading to the airport, or exploring the wider North West. Shopping is equally convenient, with major destinations such as Handforth Dean, Cheadle Royal, and a range of surrounding retail parks all easily reached by car.

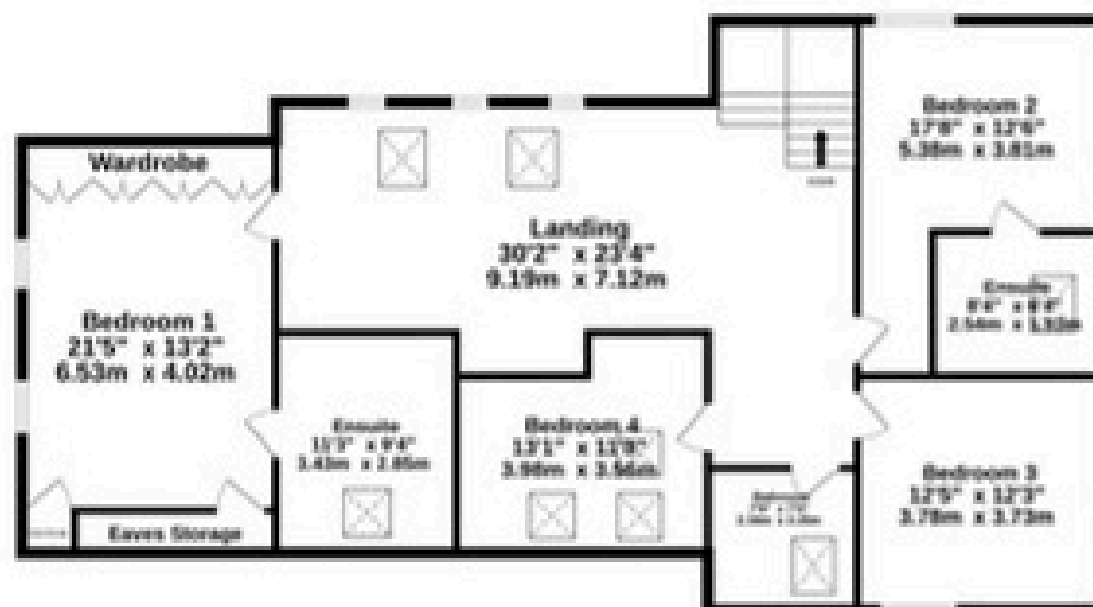


"The house just works so well for family life. There are open spaces where we all come together, and little cosy corners to retreat to. The flow into the garden is amazing too - it's perfect for everyday living and for when we have people over"

Ground Floor
1743 sq.ft. (162.0 sq.m.) approx.



1st Floor
1436 sq.ft. (133.4 sq.m.) approx.



TOTAL FLOOR AREA : 3179 sq.ft. (295.4 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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HIGHLIGHTS

Architect-designed, stylish home, a contemporary transformation completed in 2024.

Luxurious main suite featuring fitted wardrobes, concealed storage, and a boutique hotel-style ensuite with freestanding bath and skylight.

Light-filled interiors with skylights, picture-frame windows, and daylight tracking to maximize natural light throughout the day.

Modern conveniences such as EV charger, underfloor heating, high-spec kitchen appliances, and integrated security system.

Expansive open-plan living, dining, and kitchen area with bespoke ash gallery, floor-to-ceiling windows, and triple sliding doors to the garden.

Versatile living spaces including multiple sitting rooms, a snug/study, converted garage, and a flexible reception room.

Private wrap-around garden with mature protected trees, low-maintenance landscaping, and secure boundaries.

Excellent Location - Superb access to the bypass, motorway links and retail hubs like Handforth Dean, with Bramhall Village and train station just a short walk away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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