

ANY
PART EXCHANGE
WELCOME



Oakfield Close, Bramhall, Stockport, SK7 1JE

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Oakfield Close, Bramhall, Stockport, SK7 1JE

Situated in a highly sought-after position close to Queensgate Tennis Club and within walking distance of Bramhall village, this impressive five-bedroom detached home offers stylish, modern living in a prestigious area. The location is ideal for families, being within easy reach of Queensgate Primary School, Bramhall High School, and Cheadle Hulme School. Built in 1998 and owned by the current family for 12 years, the home combines quality finishes with thoughtfully designed spaces. A large storm porch leads into a generous hallway with a cloakroom and downstairs WC.

To the rear, the striking open-plan living, dining and kitchen area forms the heart of the home. The kitchen features Star Galaxy granite worktops, two ovens, an AEG integrated microwave, Miele gas hob and extractor, integrated dishwasher, freestanding fridge freezer, Miele wine fridge, and warming drawer. A central island with seating makes it perfect for entertaining. The dining area is surrounded by windows, while bi-fold doors open from the living space onto the garden patio, creating a wonderful indoor-outdoor flow. The utility room offers excellent storage, freestanding appliances, a sink, and durable LVT wood-look flooring continuing through from the kitchen, with a door to the side of the house.

To the front, there are two versatile reception rooms currently used as studies but either would make an ideal playroom or snug. A further living room also sits at the rear of the property with double doors leading from the hallway into a carpeted lounge with windows flanking the gas fire and doors onto the patio.

Upstairs, the glass balustrade staircase leads to a bright gallery, wrap around landing. There are five well-proportioned double bedrooms, including a superb main suite with fitted wardrobes and a porcelain-tiled ensuite, step-up shower, rain head and underfloor heating.



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The guest bedroom also enjoys its own ensuite with shower, and the main family bathroom features a separate bath, tiled shower with rain head and underfloor heating. A large water tank ensures excellent water pressure and hot water supply throughout.

Outside, bi-fold doors open onto a porcelain-tiled patio, surrounded by mature Rowan and Cherry Blossom trees. The west-facing garden enjoys sun throughout the day, with space for seating and entertaining. There's also a barked, sheltered spot behind the double garage with plans for a hot tub, ideal for relaxation.

Further features include a separate double garage with rear garden access, driveway parking for up to six vehicles, a security alarm, outdoor tap and electric socket, concealed bin storage, and partially boarded loft with ladder. This is a beautifully maintained and highly versatile family home in a prestigious Bramhall setting - ready to move straight into and



The Current Owners Love:

- The house is well built and a great design for family life.
- We love the location, quiet and close to the village, great access to the airport and motorway networks.
- We love the family kitchen - the heart of the home! We love the peaceful private garden.

We Have Noticed:

- Idyllic cul-de-sac setting, perfectly positioned next to Mayfield Road and within walking distance of Bramhall village.
- Exceptional family home, combining generous living space with stylish, high-quality finishes throughout.
- Occupying one of the finest plots on this exclusive development of executive homes.





Key Features:

- Impressive open-plan living, dining and kitchen area with Star Galaxy granite worktops
- Stunning glass balustrade staircase leading to a bright gallery landing
- Five generous double bedrooms including two with ensuite shower rooms
- Versatile ground floor layout with multiple reception rooms ideal for family living
- Underfloor heating in the main bathroom and principal ensuite
- Situated close to highly regarded schools including Queensgate Primary, Bramhall High and Cheadle Hulme School
- West-facing rear garden with porcelain-tiled patio and mature trees
- Separate double garage and driveway parking for up to six vehicles
- Prestigious cul-de-sac location within walking distance of Bramhall village and Queensgate Tennis Club

Tenure: Freehold

Council Tax Band: G

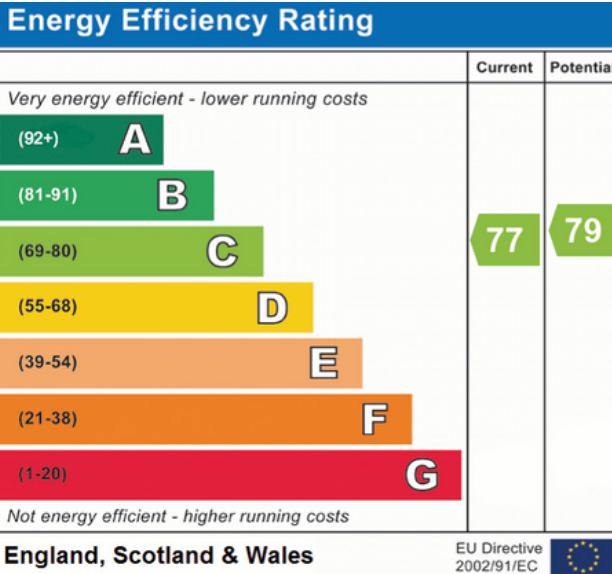
Possession: Vacant possession upon completion

Total Floor Area: 2749 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

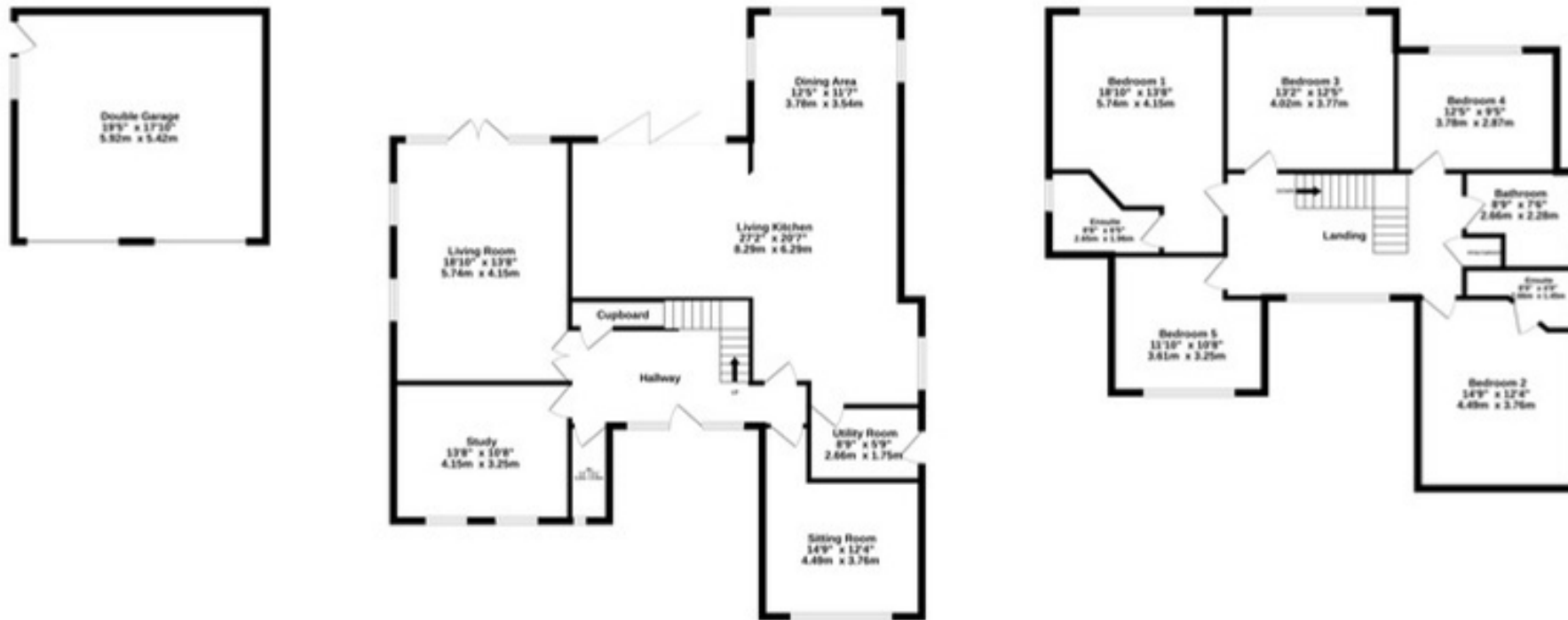
Property Summary:

- Living Room
4.15m x 5.74m
- Living Kitchen
6.29m x 8.29m
- Utility Room
1.75m x 2.66m
- Sitting Room
3.76m x 4.49m
- Dining Area
3.54m x 3.78m
- Study
3.25m x 4.15m
- WC
0.93m x 2.24m
- Bedroom 1
4.15m x 5.74m
- En-suite
1.96m x 2.65m
- Bedroom 2
3.76m x 4.49m
- En-suite
1.45m x 2.66m
- Bedroom 3
3.77m x 4.02m
- Bedroom 4
2.87m x 3.78m
- Bedroom 5
3.25m x 3.61m
- Bathroom
2.28m x 2.66m
- Double Garage
5.42m x 5.92m





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



TOTAL FLOOR AREA : 2749 sq.ft. (255.3 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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