



Part Exchange
Considered

Ladybrook Road, Bramhall, Stockport, SK7 3NE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Ladybrook Road, Bramhall, Stockport, SK7 3NE

WOW.....Think GRAND DESIGNS....Presenting a Truly Exceptional and Unique Family Residence of Magnificent Proportions on a Substantial Private Gated Plot Close to Bramhall Park. This One-Of-a-Kind Contemporary Masterpiece Offers the Opportunity Of a Lifetime to Enjoy Luxurious Family Living.

Milton House stands as an exceptional contemporary residence of distinction, offering an extraordinary 6,000 sq ft of beautifully curated living space behind secure electric gates that ensure complete privacy and tranquillity. From the moment you arrive, the home's striking architectural presence and mature surroundings create an immediate sense of grandeur, setting the tone for the luxurious lifestyle within.

**K-Rendered image is for illustration purposes only - Quotes can be obtained for the works to produce a mirror image of the illustration.

Inside, set across 3 floors, a magnificent double-height hallway introduces the home with dramatic effect, its glass and steel staircase forming a sculptural centrepiece that reflects the property's ultra-modern design ethos. The contemporary sitting room, framed by floor-to-ceiling windows, is bathed in natural light, while the study, cloakroom with bespoke fitted storage, and WC add both practicality and elegance. The heart of the home is the expansive L-shaped living and family space, seamlessly connected to a state-of-the-art Poggenpohl kitchen equipped with an impressive suite of Miele appliances. This exceptional area is designed for both refined entertaining and relaxed everyday living, enhanced by underfloor heating throughout and effortless flow to the garden via wide bi-folding doors.

The first floor continues the theme of luxury, beginning with a generous landing that leads to the sumptuous master suite. This serene retreat features a beautifully appointed ensuite shower room and a bespoke walk-in dressing room. Two further double bedrooms, each with their own ensuite, complement a stunning family bathroom complete with his-and-hers vanity sinks and a freestanding bath that creates a spa-like sanctuary.





Ladybrook Road, Bramhall, Stockport, SK7 3NE

The second floor offers remarkable versatility, hosting two additional double bedrooms with ensembles and a spectacular 42ft games and entertainment suite stretching from the front to the rear of the home. With its own WC and extensive storage, this impressive space offers endless possibilities - easily reimagined as an opulent bedroom suite or even two further double bedrooms, depending on the needs of the new owners.

Outside, a vast driveway sweeps towards the rear of the property where a detached garage presents exciting potential for conversion into a leisure suite. Historical planning permission for a swimming pool further enhances the lifestyle appeal. The mature rear garden is predominantly laid to lawn, with a substantial decked terrace flowing directly from the kitchen, creating a seamless indoor-outdoor living experience ideal for alfresco dining and summer gatherings.



Milton House is perfectly positioned in the highly desirable Cheadle Hulme area, within walking distance of Cheadle Hulme Village and the picturesque Bramhall Park. The location offers excellent dog-walking routes, a wealth of amenities, reputable local schools, and convenient access to Bramhall Village and major travel links, making it an exceptional setting for families and professionals alike.

We have noticed:

- Walking distance of Bramhall Park, Cheadle Hulme train station and Waitrose!
- Stunning home over three floors with a contemporary feel throughout
- Inside outside living accommodation, making it the perfect entertaining home as well as bringing up a family





Key Features:

- Think GRAND DESIGNS....Presenting a Truly Exceptional and Unique Family Residence of Magnificent Proportions on a Substantial Private Gated Plot Close to Bramhall Park
- Five spacious bedrooms, all with ensembles
- Historical planning for a swimming pool
- Detached garage that could easily be converted into a leisure suite
- Ultra-modern home with state-of-the-art features
- 6,000 sq ft of superb living accommodation
- 42ft games/entertainment suite with it's own WC - this could easily be converted into a large bedroom suite
- Mature garden mainly laid to lawn with a decking area outside the bifolding doors from the kitchen, ideal for inside-out living
- Electric gates offering privacy and tranquillity

Tenure: Freehold/Leasehold

Council Tax Band:???

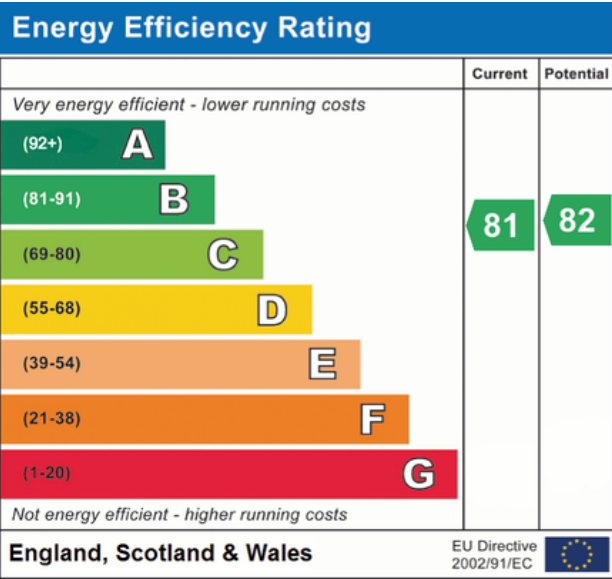
Possession: Vacant possession upon completion

Total Floor Area: ??? sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

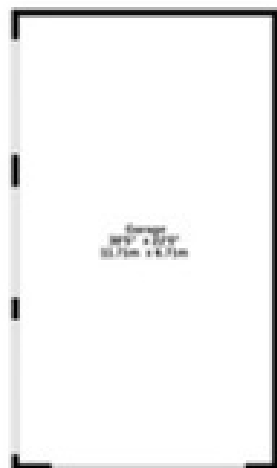
Ground Floor	2nd Floor
Hallway 7.45m x 3.60m	Landing 8.66m x 2.27m
Sitting Room 4.40m x 3.78m	Bedroom 2 5.79m x 4.51m
Kitchen/Dining/Living Room 12.88m x 12.27m	Ensuite 2.25m x 2.25m
W/C 2.57m x 1.35m	Bedroom 5 4.84m x 4.51m
Cloakroom 2.57m x 2.32m	Ensuite 2.26m x 2.25m
Utility Room 3.67m x 1.83m	Storage 2.27m x 1.83m
1st Floor	Cinema/ Games Room 12.88m x 5.61m
Landing 8.83m x 3.60m	Shower Room 2.39m x 2.27m
Bedroom 1 8.83m x 4.27m	Garage 11.71m x 6.71m
Wardrobe 4.05m x 2.18m	
En Suite 4.05m x 2.09m	
Bathroom 4.05m x 3.60m	
Bedroom 3 5.76m x 4.53m	
Ensuite 2.27m x 2.13m	
Bedroom 4 5.00m x 4.53m	
Ensuite 2.26m x 2.13m	



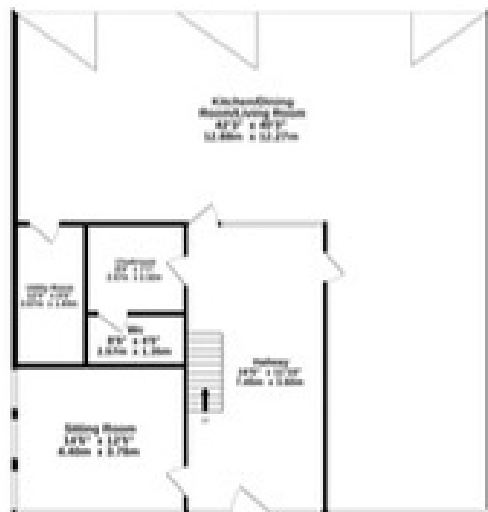


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

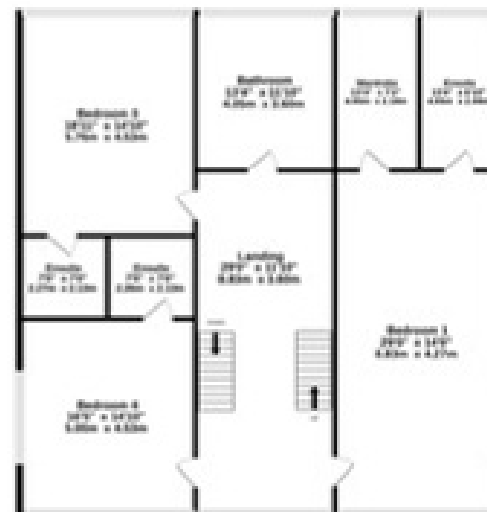
Garage
600 sq.ft. (55.7 sq.m.) approx.



Ground Floor
1750 sq.ft. (162.0 sq.m.) approx.



1st Floor
1750 sq.ft. (162.0 sq.m.) approx.



2nd Floor
1750 sq.ft. (162.0 sq.m.) approx.



TOTAL FLOOR AREA : 6000 sq.ft. (557.4 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

All descriptions, images and marketing materials are provided for general guidance only and are intended to highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst we take care to ensure accuracy, neither Shrigley Rose & Co. nor the seller accepts responsibility for any inaccuracy that may be contained herein. Prospective purchasers should not rely on the details as statements of fact, and are strongly advised to verify all information through their own inspections, searches and enquiries, and to seek confirmation from their appointed conveyancer before proceeding with any purchase.