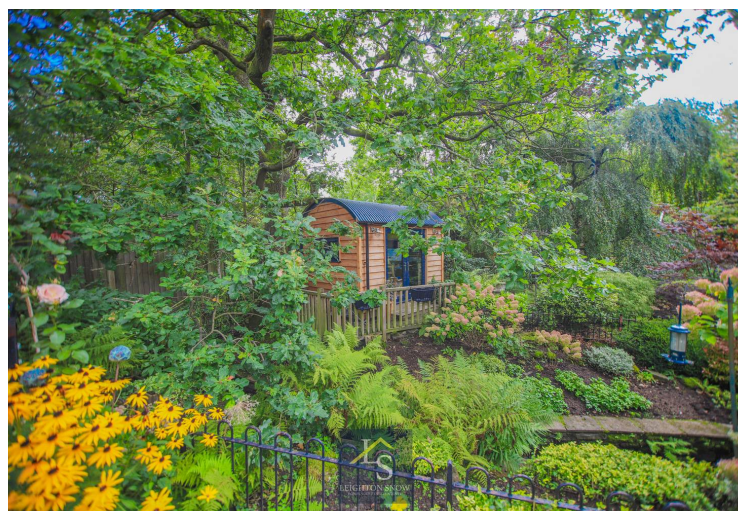




11 Ladybarn Crescent, Bramhall

£825,000 Freehold

BEAUTIFULLY CRAFTED GARDENS • SOUTH FACING REAR GARDEN • THREE DOUBLE BEDROOMS, TWO BATHROOMS •
TWO STYLISH AND UNIQUE GARDEN ROOMS • IMMACULATE INTERIORS • QUIET CUL-DE-SAC LOCATION



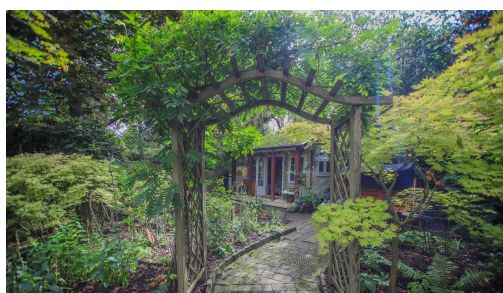
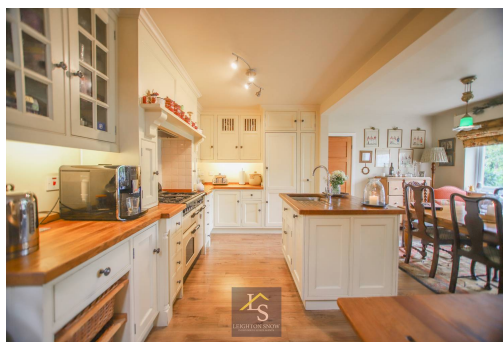
A wonderful three double bedroom, two bathroom dormer bungalow with truly exquisite south-facing gardens. A gardeners dream, providing intricate and established planting, the gardens are a charming and unexpected gem hidden behind the facade of a 1960's detached bungalow. Positioned on a quiet road only half a mile from Bramhall Train Station and the popular village shops and restaurants beyond.

Council Tax band: F

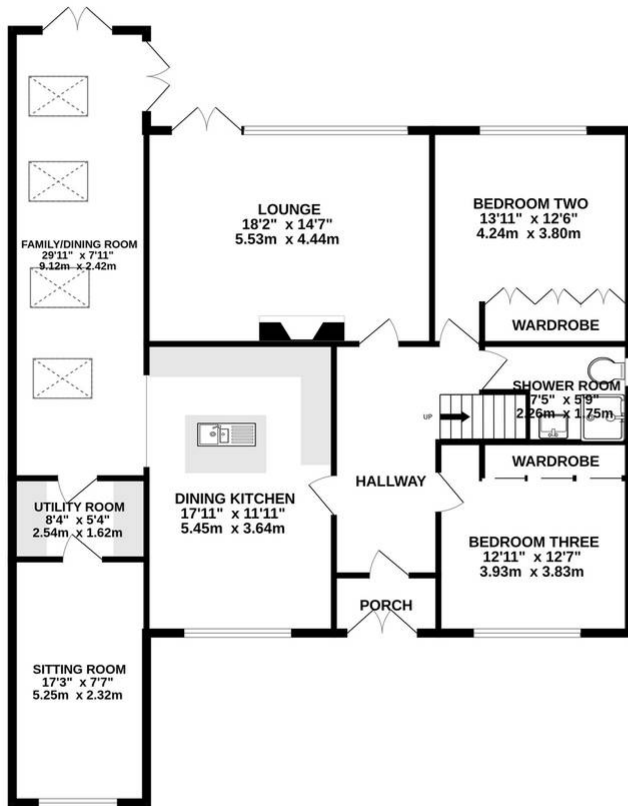
Tenure: Freehold



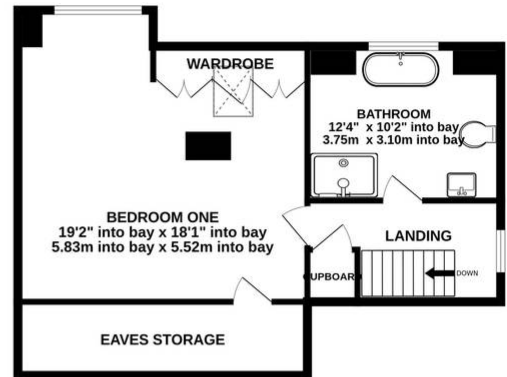
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GROUND FLOOR
1476 sq.ft. (137.2 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 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 not 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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Ladybarn Crescent is positioned at the foot of Ladythorn Road, surrounded by tree-lined roads this quiet setting sits a short walk into Bramhall Village. Bramhall Golf Club also sits only a few hundred yards away at the foot of Ladybarn Crescent. This home was built in the 1960s and benefits from well-proportioned rooms and a modern layout. The loft was converted in 2007 to create a fabulous master suite with a large bedroom and sumptuous bathroom. The ground floor offers two more bedrooms, each providing a wealth of storage by way of fitted wardrobes. There are two individual reception rooms comprising a large living room at the rear with characterful fireplace set within an exposed brick surround alongside bespoke cabinetry, with a large window making the most of the stunning views over the gardens. The second reception is currently used as a sitting come music room, making it an ideal spot to sit and relax and would equally serve itself as an office or even fourth bedroom. Positioned centrally in the house is the open-plan dining kitchen and sitting area. This is a cosy space that snakes from the front to the rear of the house with the kitchen offering a cottage-style feel with shaker cabinets set under solid wood worktops. The sitting area showcases vaulted ceilings with wooden beams and patio doors leading out to the gardens. A utility room and shower room complete the internal accommodation.

And now we come to the gardens....a truly standout feature of this home. Masterfully curated by the current owner, the gardens are enchanted, with pathways leading to different spaces, from an outside eating area to a calming stream with wooden bridge, to a beautiful bespoke seat wrapped around the foot of one of the glorious mature trees. Planting and borders are all immaculately tended and provide a wealth of colour and charm. There are two garden rooms, one of which sits overlooking the stream and is a timber framed space with underfloor heating and WIFI. This is used as an office space and provides all the comforts one could need to work from home in an idyllic setting. The second garden room is positioned at the foot of the garden and is a quaint timber framed cottage with a porch wrapping around the front and a cosy space inside with electric living flame fireplace. At the front of the property, there is more intricate planting alongside a driveway providing off-road parking.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

