

Southdene House, Grange Road, Bramhall

Offers Over £800,000 Freehold

BUILT IN 1989 • SOUTH FACING GARDEN • LARGE PLOT WITH GATED DRIVEWAY • DETACHED GARAGE • STUNNING OPEN-PLAN DINING KITCHEN • FOUR BEDROOMS, TWO BATHROOMS



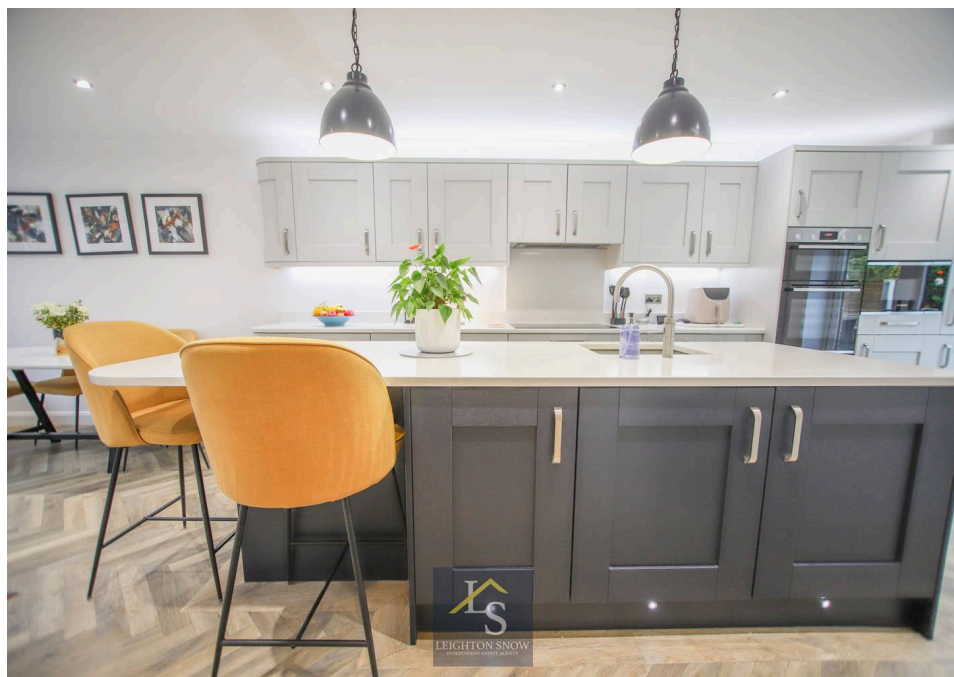
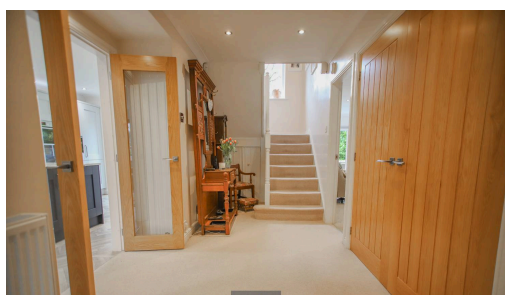
This wonderful family home comes to the market for only the second time since it was built in 1989. Occupying a generous plot, the property boasts superb kerb appeal set behind a sweeping driveway and secure gates. Mature trees offer a private setting, with Cheshire-brick elevations providing an impressive frontage.

Council Tax band: G

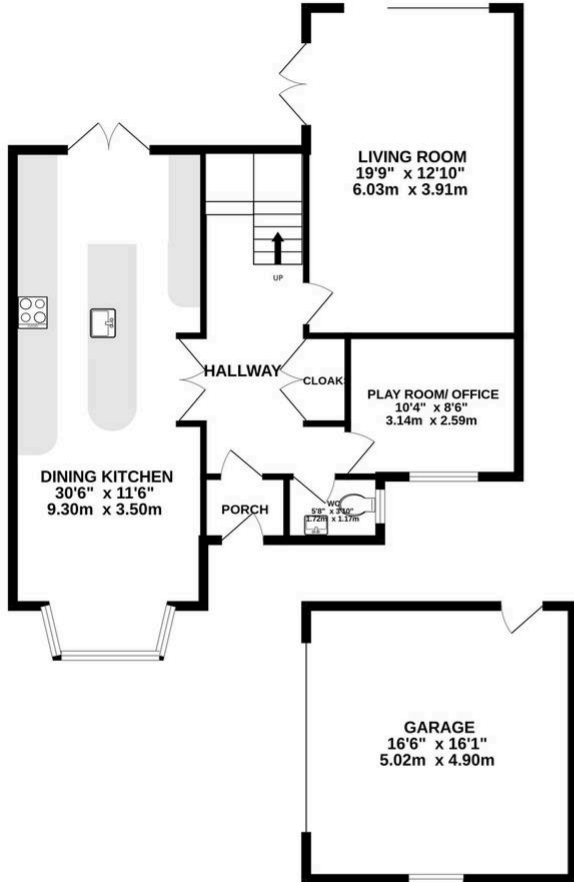
Tenure: Freehold



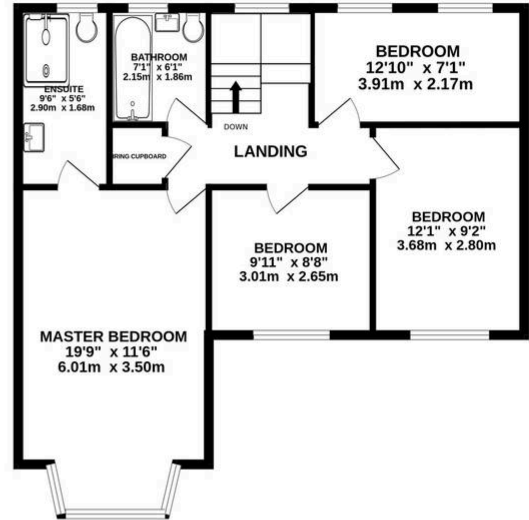
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GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 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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Situated on Grange Road with close links to super transport options including access to the A6 and Davenport Train Station, the property also sits close to the majestic and vast Bramhall Park. One of only three homes of its style 'Southdene House' offers modern accommodation with impressive contemporary fittings. The long driveway leads you past a front lawn and double garage and into a generous porch and hallway. The hallway showcases the homes immaculate style with modern double doors opening into an impressive kitchen. A large central island sits under Quartz worktops, with Amtico flooring providing a stylish and durable finish. The room offers a dual aspect with charming bay window to the front and patio doors at the rear offering access out to the south-facing garden. The kitchen is adorned with integrated appliance including a Quooker tap. With space for sitting, eating and relaxing, this is the heart of the home, having been renovated in 2021. To the other side of the entrance hall sit two reception rooms, comprising a home office at the front, which would also lend itself to a play room or second lounge, and a large living room at the rear, with sliding doors providing seamless access out to the large composite deck in the garden. The ground floor is completed by a WC and a generous cloaks cupboard as well as understairs storage.

To the first floor the four bedrooms are well-proportioned and boast fitted furniture. A modern and large en-suite sits off the master bedroom with generous walk-in shower, WC and wash hand basin, warmed by underfloor heating. The family bathroom is another stylish suite and sits off the landing alongside an airing cupboard.

Externally the rear garden benefits from a wonderfully private plot with mature hedging and trees providing a colourful back-drop. A large composite deck runs off patio doors from the living room and provides a fabulous and year-round space to sit and relax. There is access down the side of the property that leads to the extensive driveway at the front. The detached garage boasts an electric roller door installed in 2019 and offers electric, lighting and water. The block driveway was laid in 2024 and provides generous and gated parking for up to 5 cars.

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.

