



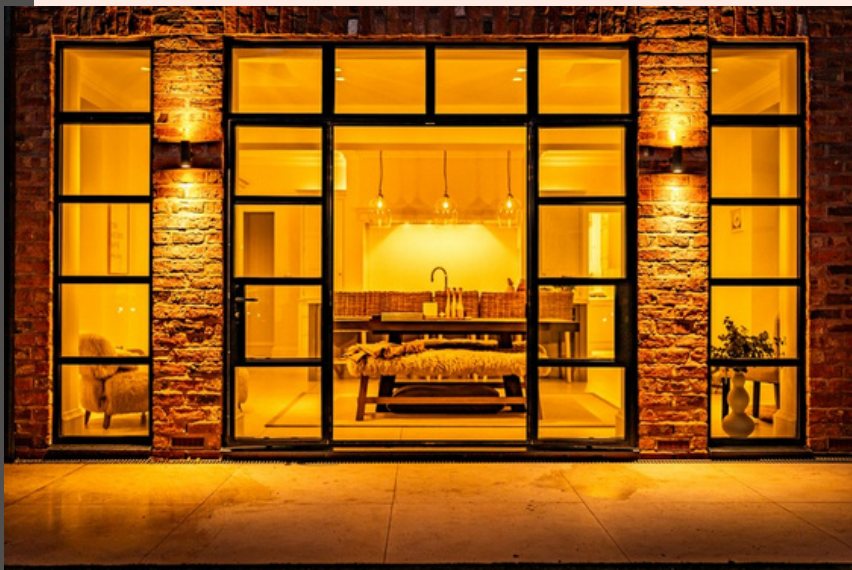
THE
ELMS



“Broadway remains one of Bramhall’s most prestigious and sought-after addresses”

LOVE WHERE YOU LIVE

Everyone would agree that Bramhall really is blessed with the best of everything. The local shops and services are superb. Fir Road, a short walk away, has a row of shops, a popular pub, and a vibrant community responsible for the yearly Fir Road Christmas Markets, amongst other events. A handy little shop sits at the main roundabout near Bramhall Park, and in the opposite direction, local hostelry the Three Bears is a welcome stop for a relaxing beverage. A plethora of local bars and pubs, and a smorgasbord of restaurants delivering cuisine from Italian to Thai make staying local a pleasure. However, with Manchester, Wilmslow and up-and-coming Stockport all easily accessible, metropolitan life is within as easy reach as that glorious countryside.



Local schools are consistently high performing, with prep and public schools also nearby, and several highly rated nurseries. The nation's favourite department stores, John Lewis and Marks & Spencer aren't far away. Countless sports clubs and facilities are just minutes away, as well as those marvellous walks in almost every direction – almost all with an eatery en route.

This magnificent home has everything. It could be a dream home and its character and charm, uniquely melded with impressive square footage must be viewed to be fully appreciated. This is a stunning and surprising home and one which will make one lucky family's dreams come true.



“This home has been loved & cherished for many years – the most spectacular family home”

HEART OF THE HOME

At the heart of the home lies a spectacular open-plan living space, perfectly designed for modern family life and entertaining on a grand scale. The bespoke Tom Howley kitchen flows effortlessly into the lounge, dining area and snug, creating a beautifully connected environment flooded with natural light from an abundance of windows, skylights and multiple sets of doors opening onto the gardens. The kitchen itself is nothing short of outstanding, fitted with an exceptional range of premium appliances including a Wolf cooking system, Sub-Zero fridge/freezer, Quooker tap, integrated incinerator, walk-in pantry and extensive bespoke cabinetry.

The dining area enjoys a particularly impressive setting, framed by wraparound glazing and skylights that bring the outside in and provide beautiful garden views from every angle. Beyond the kitchen, a highly practical utility room offers further storage and direct garden access, thoughtfully positioned alongside the snug for everyday convenience. Throughout this entire space, porcelain flooring with wet underfloor heating creates a luxurious yet welcoming atmosphere, while elegant Crittall-style doors introduce a sense of character and refinement. The seamless connection between the interior and exterior spaces allows the home to feel bright, open and effortlessly sociable throughout the seasons.

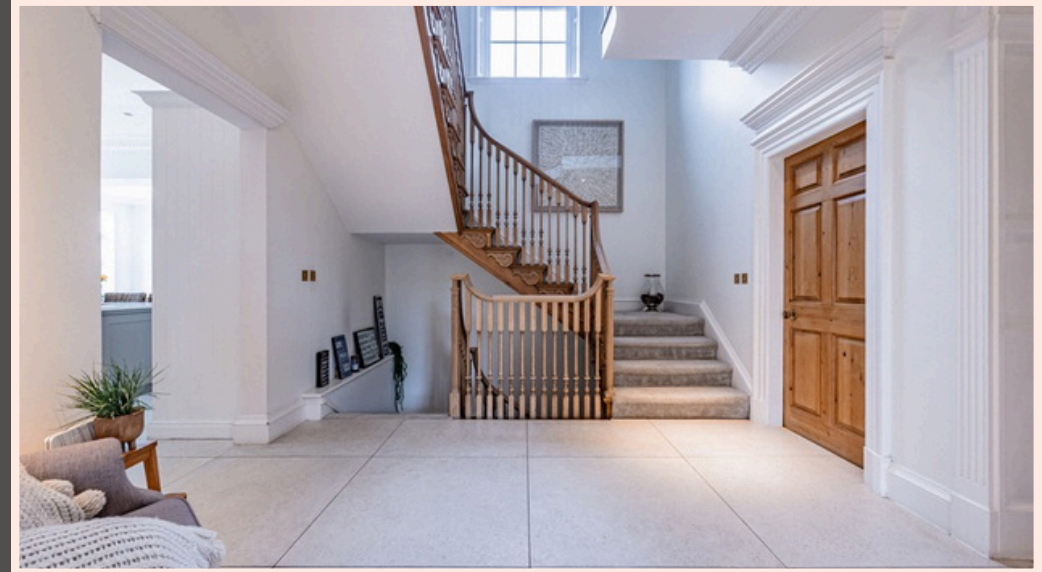




“The bespoke Tom Howley kitchen flows effortlessly into the lounge, dining area and snug”

ALL YOU NEED IS SPACE . . .

The lower ground floor continues to impress, offering an outstanding collection of lifestyle spaces tailored perfectly to modern living. A dedicated cinema room provides the ideal setting for relaxed evenings and entertaining, while the integrated double garage, accessed via electric doors, is currently configured as a high-quality gymnasium. A further WC and versatile gym/yoga space enhance the flexibility of this level, making it ideal for wellness, recreation or additional family space.



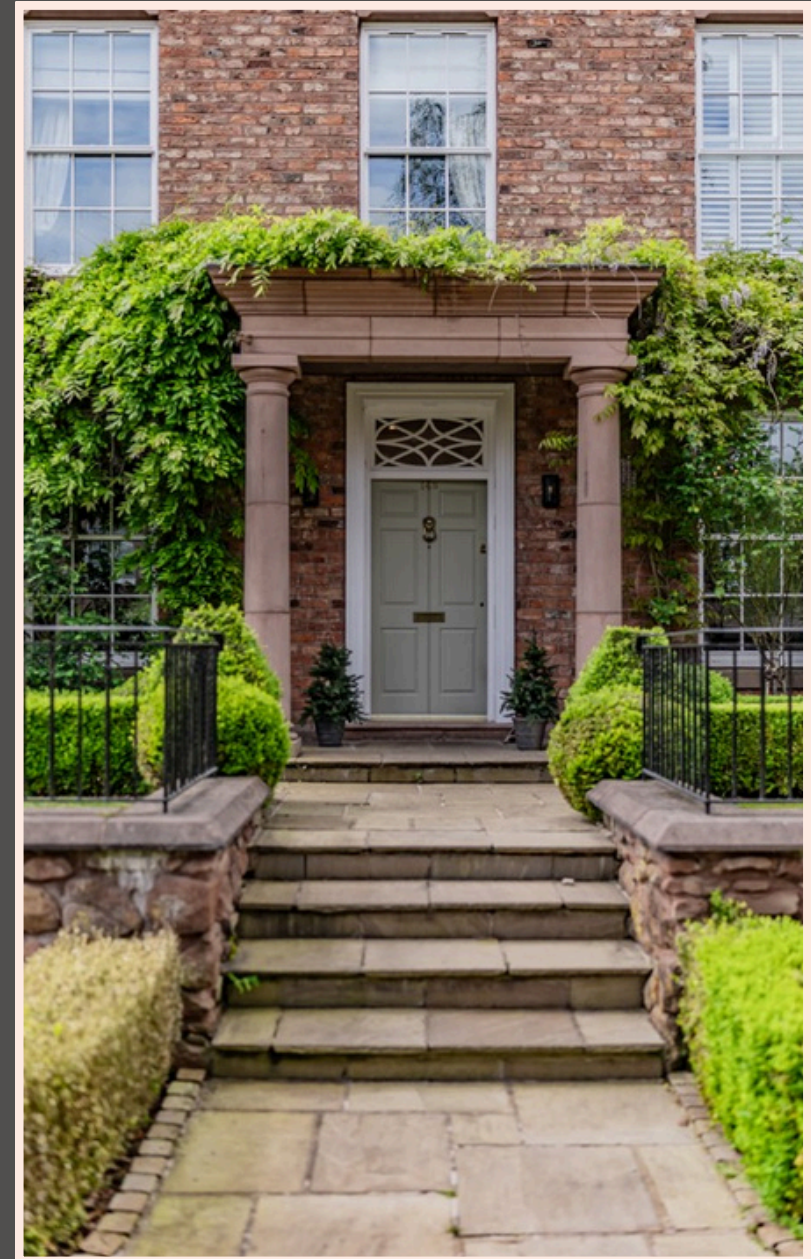


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If the ground floor delivers everything a family could wish for, and then some, heading upstairs is equally pleasing.

The first floor hosts three beautifully presented bedroom suites, each individually designed with their own sense of character and charm.

Occupying the second floor is a wonderful additional wing, perfectly suited to children, teenagers or visiting guests. Two spacious dual-aspect bedrooms each feature fitted wardrobes and extensive eaves storage, with one offering a particularly large additional area ideal as a playroom, study or hobby space.





The principal suite is particularly exceptional, offering a luxurious sanctuary of comfort and elegance.

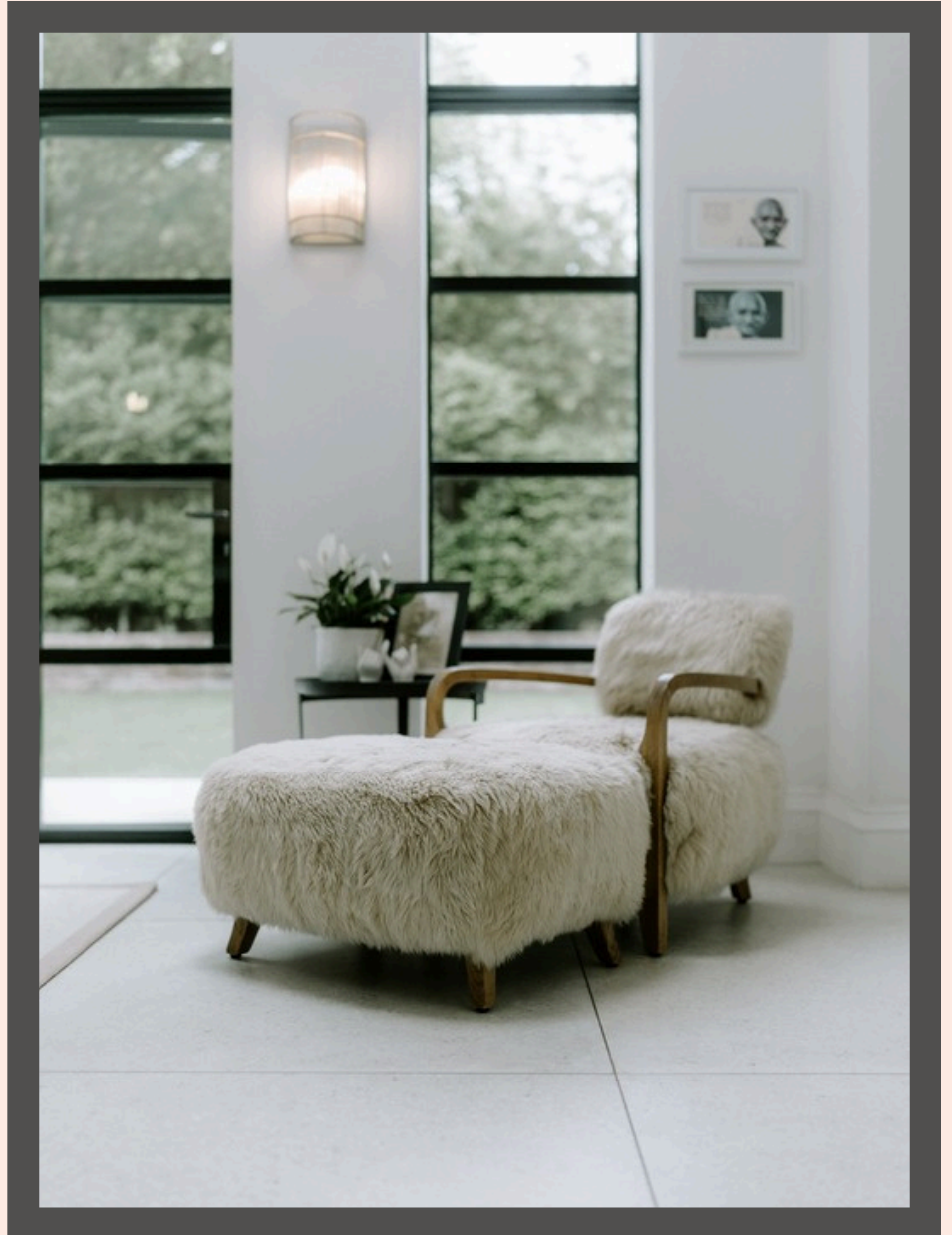
Plush carpeting, large sash windows and a marble-surround gas fire create a warm and refined atmosphere, while French doors open onto a private balcony overlooking the rear garden, providing a peaceful retreat away from the main living spaces.

A substantial dressing area fitted with bespoke wardrobes leads through to the magnificent en-suite bathroom, where porcelain tiling, a freestanding bath and a rain-head shower combine to create a spa-like experience.



The front guest suite enjoys stunning, far-reaching views towards Derbyshire. To the rear, an additional generous double bedroom benefits from extensive eaves storage and an elegant en-suite bathroom creating superb accommodation for family or guests alike.









OUTSIDE

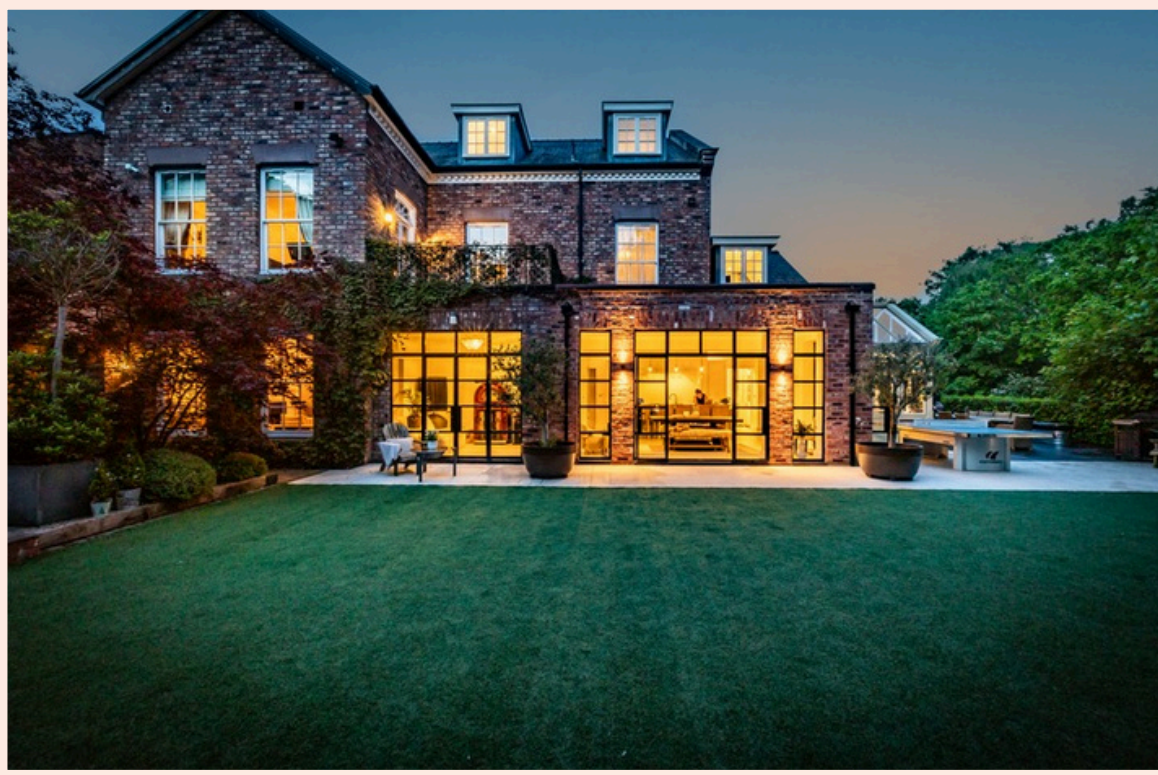


BY DAY...

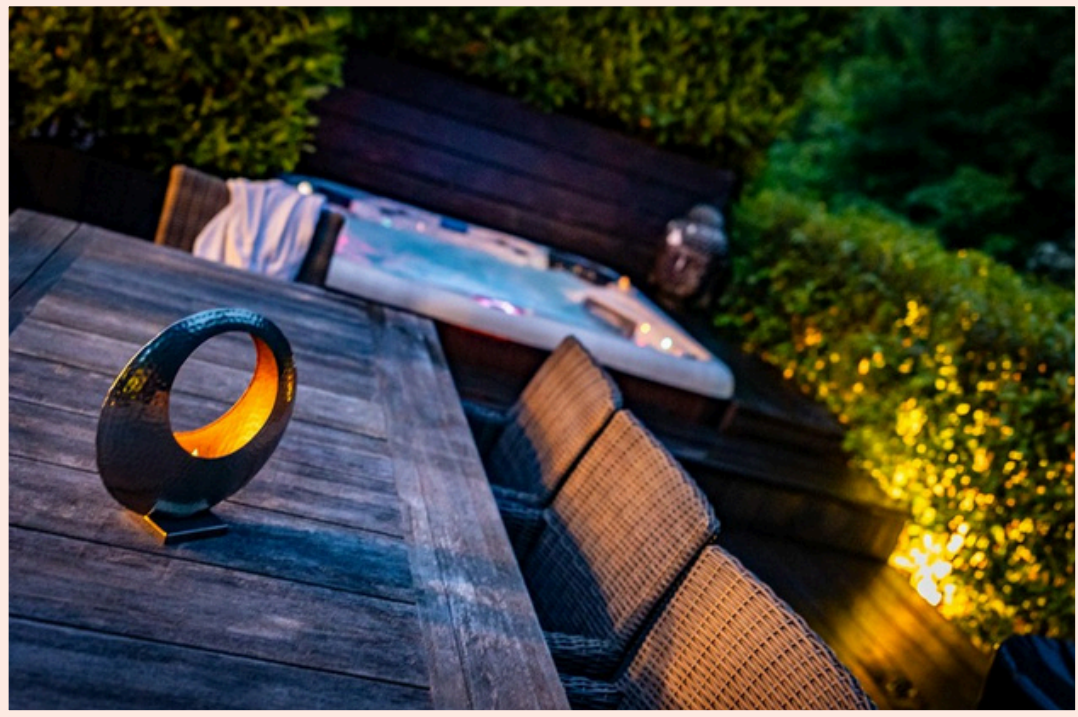




OUTSIDE



BY NIGHT...





THE ELMS

An exquisite grand home in an exclusive gated setting within a private hamlet of just three distinguished residences

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Elegant architectural features including sash windows, high ceilings and intricate coving

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Impressive open-plan Tom Howley kitchen/living space with Wolf and Sub-Zero appliances

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Five generous bedroom suites arranged across three luxurious floors

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Stunning principal suite with private balcony, dressing area and luxurious spa-style en-suite

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Leisure facilities including cinema room, lounge, yoga space and gym potential

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Beautifully landscaped resort-style gardens with sunken hot tub and heated pergola





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