



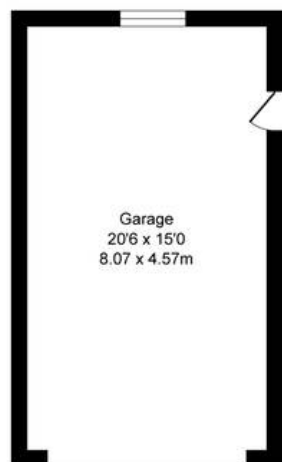
SNAPES
SALES & LETTINGS AGENTS

7 Ogden Road, Bramhall – SK7 1HJ
£1,299,500

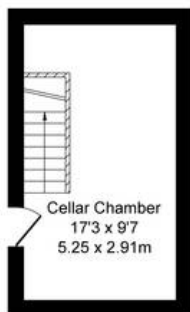


Ogden Road, Bramhall
Total Approx. Floor Area 3366 Sq.ft. (312.7 Sq.M.)

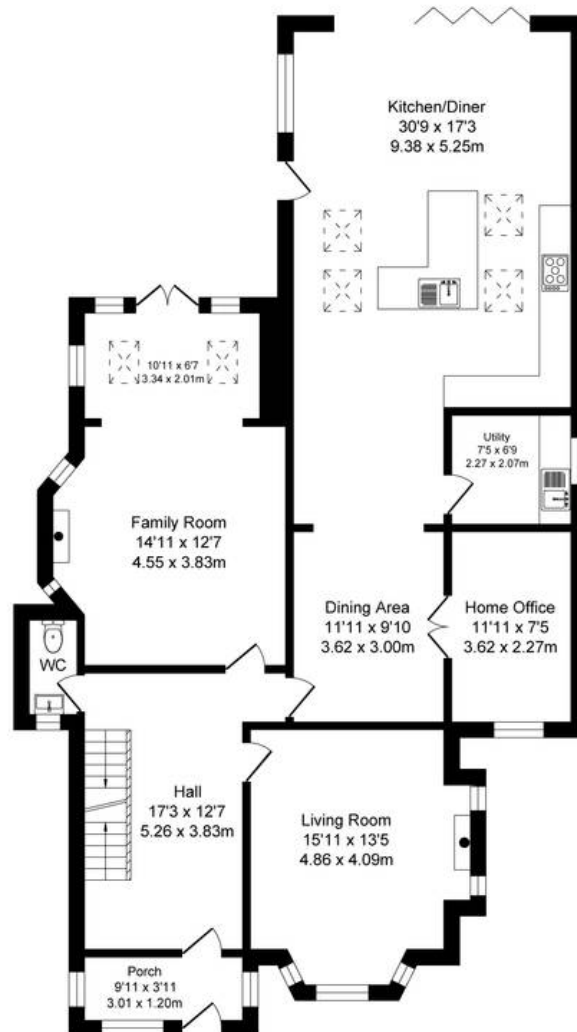
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



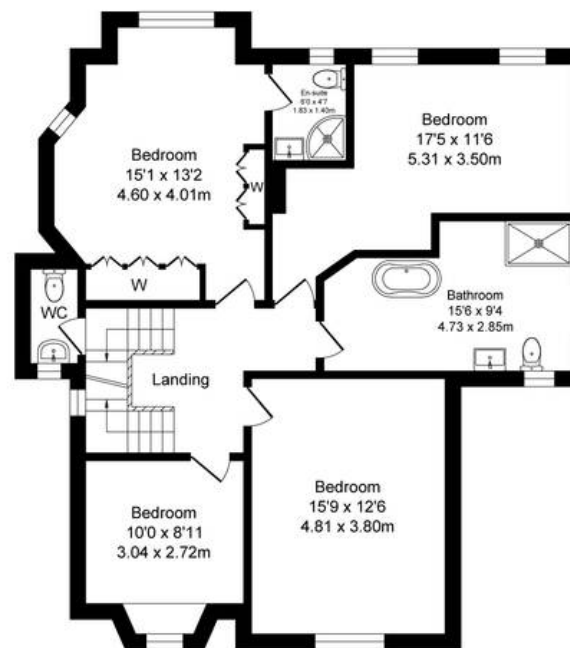
Garage
Approx. Floor
Area 396 Sq.Ft
(36.8 Sq.M.)



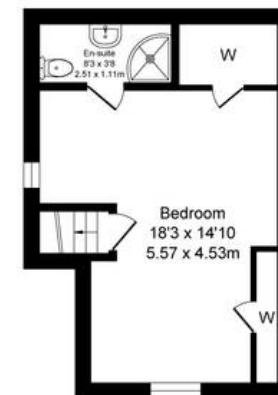
Cellar
Approx. Floor
Area 164 Sq.Ft
(15.2 Sq.M.)



Ground Floor
Approx. Floor
Area 1507 Sq.Ft
(140.0 Sq.M.)



First Floor
Approx. Floor
Area 992 Sq.Ft
(92.2 Sq.M.)



Second Floor
Approx. Floor
Area 307 Sq.Ft
(28.5 Sq.M.)







Description

Nestled within a generous 0.31-acre plot and just a short stroll from vibrant Bramhall village, this impressive five-bedroom, three-bathroom Edwardian detached home offers four reception rooms and is a must-view for buyers seeking prime real estate in one of the North West's most desirable locations.

As you read this summary, we strongly recommend browsing through the photographs to fully appreciate the design, style and quality of the property's interior and exterior features. Before arranging a viewing, we also encourage you to study the floor plan carefully to understand the shape, size and layout of the accommodation on offer.

Of course, the best way to experience that unmistakable feeling of "this could be my forever home" is to view the property in person. This stunning home offers beautifully presented accommodation arranged over three levels, together with cellars, a detached double garage and a stylish garden room.

The Location

Those familiar with Bramhall will already know that Ogden Road is regarded as one of the area's finest addresses.

The property is only a short stroll from the village centre, providing convenient access to an excellent selection of cafés, restaurants, bars and shops. Commuter connections are also readily accessible, including local bus routes, Bramhall Train Station and links to the motorway network.

The tree-lined road and leafy surroundings are further enhanced by the conservation area status enjoyed by the Syddal Park area.

The Plot

Set within approximately 0.31 acres, the gardens are certain to inspire a little garden envy.

They say a picture speaks a thousand words, and that is certainly true here. We recommend looking through the photographs to appreciate the large expanses of lawn, strategically positioned seating areas and mature, leafy borders, which provide a wonderful degree of privacy.

You will also see the position of the stylish garden room, which adds an extra dimension of versatile space for the owners to enjoy.

To the front, the mature garden creates an attractive approach and sets the house back from the road on an elevated plot. An ample driveway sweeps down the side of the property towards the substantial brick-built detached garage, measuring approximately 20'6" x 15'0".

Together, the driveway and garage provide extensive off-road parking. A gate set within a charming brick-built archway offers both additional security and an attractive architectural feature, leading through to the oasis of the south-facing rear garden.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

Tenure: Freehold

Other: Syddal Park, Conservation Area

Material Information: Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. **Any digitally altered, virtually staged or edited images** are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan - these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. **Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.**

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. **Any reference to area has been calculated using floor plan software** and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

