



## 5 Poole Close, Bramhall

£1,150,000 Freehold

SUBSTANTIAL PLOT OF APPROX. 3/4 OF AN ACRE • STUNNING AND UNIQUE WOODLAND GARDEN • FIVE DOUBLE BEDROOMS, THREE BATHROOMS • LARGE OPEN-PLAN KITCHEN • DOUBLE GARAGE AND EV CHARGING POINT • QUIET CUL-DE-SAC CLOSE TO BRAMHALL PARK • THREE RECEPTION ROOMS PLUS A LARGE STUDY



A spacious and beautifully appointed five bedroom detached home sitting on one of Bramhall's most impressive and truly unique plots. Positioned in approximately ¾ of an acre, the gardens are expansive and private. Woodlands link seamlessly to lawn with a stunning elevated sun terrace overlooking the mature gardens. The house itself boasts spacious and versatile accommodation with large room proportions and open-plan living.

Council Tax band: G

Tenure: Freehold

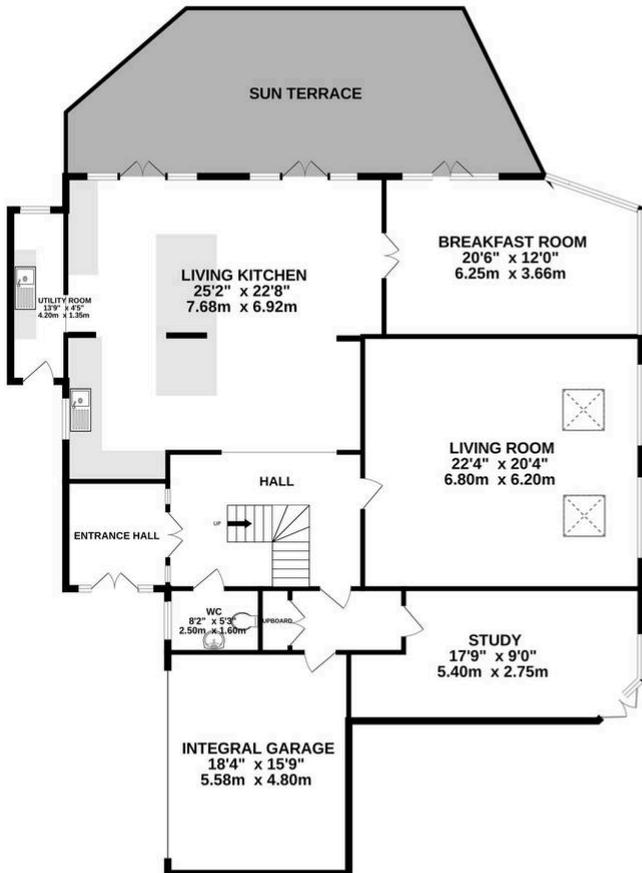
EPC Energy Efficiency Rating: D



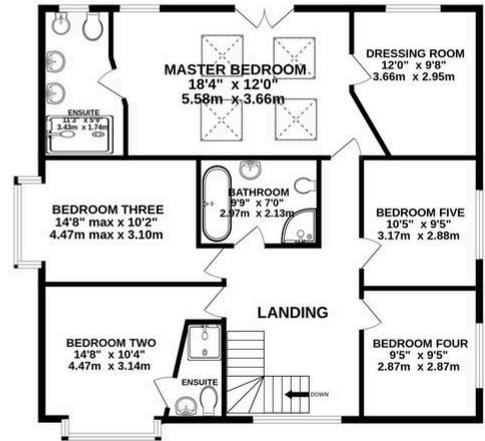
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GROUND FLOOR  
2150 sq.ft. (199.7 sq.m.) approx.



1ST FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 3333 sq.ft. (309.6 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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Tucked away at the head of a quiet cul-de-sac positioned off the beautiful tree-lined Bramhall Park Road, the property boasts an understated and inconspicuous façade. As soon as you enter the home the space opens up and the true grandeur is revealed. The entrance hall leads into a modern open-plan dining kitchen and sitting room with a solid oak turning staircase providing an impressive focal point. The kitchen area is positioned around a central island featuring Corian worktops, two integrated Miele fan ovens/grills, a Miele combi/microwave oven and warming drawer. The Neff induction hob sits alongside a double gas hob, there is an integrated Bosch dishwasher and Quooker boiling water tap. The kitchen opens into a living space with two lots of patio doors leading out to the most marvellous sun terrace overlooking the gardens. Two additional reception rooms sit off the kitchen comprising a breakfast room with views over the garden and further access out to the terrace, and a living room with large proportions and skylights set within a vaulted ceiling. A third reception room is currently utilised as a study with fitted storage shelves and would equally make a brilliant play room and offers access out to the side garden. The ground floor is completed by a utility room, a contemporary WC and internal access into the integral garage.

To the first floor the five bedrooms are all well-proportioned with two en-suite shower rooms and a family bathroom. The master bedroom showcases this home's unique style, running the width of the property and boasting a Juliette balcony it offers truly wonderful views over the garden and woodlands. Four skylights allow in an abundance of natural light and make the most of the tree-top views. A dressing room and en-suite shower room with his'n'hers sinks complete this luxurious suite.

Externally the rear gardens must be viewed to be appreciated. Set over differing levels there are lawns, rockeries, wild-flowers, a stream as well as woodlands, boasting numerous mature trees, a greenhouse and a garden shed. The space is truly unique and offers a calming tranquillity that is so rare to a home in such close proximity to local amenities and superb transport links. There is access around to the front where there is parking for two cars in addition to the double garage.

*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*

