



## 6 Roseneath, Bramhall

£1,150,000 Freehold

FIVE BEDROOMS, THREE BATHROOMS • QUIET CUL-DE-SAC POSITIONED MINUTES FROM BRAMHALL PARK • SOUTH-WEST FACING GARDEN • LARGE PLOT • DOUBLE GARAGE • BEAUTIFULLY PRESENTED THROUGHOUT



Introducing this superb 5 bedroom detached home nestled on a quiet cul-de-sac on the periphery of the glorious Bramhall Park. Positioned on a generous plot with mature south-west facing rear garden and substantial driveway and gardens to the front. It's double-fronted façade provides an impressive kerb appeal and sets the tone for the executive and spacious home behind the doors.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



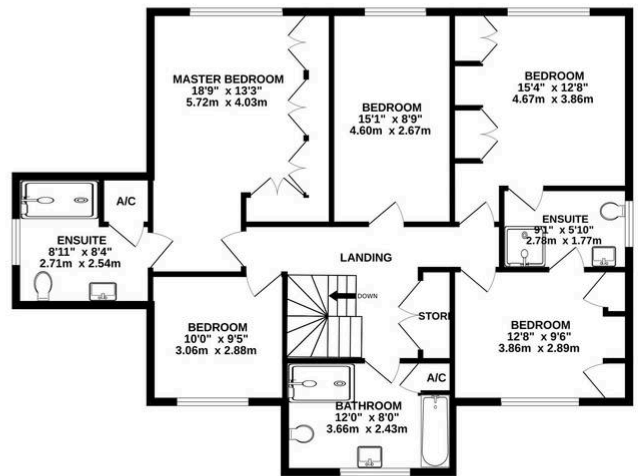
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GROUND FLOOR  
1431 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR  
1106 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 2537 sq.ft. (235.7 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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Roseneath is located off Hall Road, the entrance to Bramhall Park. The sprawling lawns and idyllic setting of the Park are a short stroll from the house making it the dream location for young families and those seeking a tranquil setting on their doorstep. The house itself sits behind a substantial front lawn with beautiful wisteria providing a colourful back drop. A large driveway sits alongside the lawn and leads to an integral double garage. A welcoming entrance hall offers views directly through the house and out to the landscaped gardens at the rear. A turning staircase provides access to the first floor, whilst a WC offers convenience, with Karndean flooring providing a stylish yet durable finish throughout the hallway and WC. Intricate cornicing and ceiling roses provide a warmth to the space and continue through the house. The dining room and principle living room sit at the foot of the hallway and both offer fabulous views over the garden. Worth a particular mention are the floor to ceiling windows in the living room allowing in an abundance of natural light. The kitchen sits adjacent to the living room and is a generous space with a beautiful bay window overlooking the garden. A further sitting room is positioned off the kitchen and provides access out to the garden. A utility room offers superb storage and leads into the double garage. The ground floor is completed by a home office positioned at the front of the house allowing a handy vantage point for those working from home.

To the first floor the five bedrooms and three bathrooms sit off a large landing. The master bedroom offers a wealth of storage with an array of fitted wardrobes. A generous en-suite is the first of three suites boasting 'Villeroy and Boch' sanitary ware. There is a large shower, WC and wash hand basin set within a floating vanity. The family bathroom was replaced in 2024 and offers a similar contemporary suite with the addition of a bath and handy airing cupboard. The third bathroom is a Jack'and'Jill en-suite servicing bedrooms two and four. All the bedrooms can accommodate double beds, with four of the five offering fitted wardrobes. Further storage can be found in a large integral cupboard off the landing, as well as via the partially boarded loft space.

Externally the rear garden is a marvellous space. Benefitting from a south-westerly aspect, it was landscaped some years ago and is now a tranquil retreat with mature borders lined with a wonderful cherry blossom tree and rhododendrons. A wooden Arbor sits alongside the Indian-paved patio that runs the full width of the house. There is generous space down each side of the house, with a large wooden shed erected to the right hand side.

*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.*





