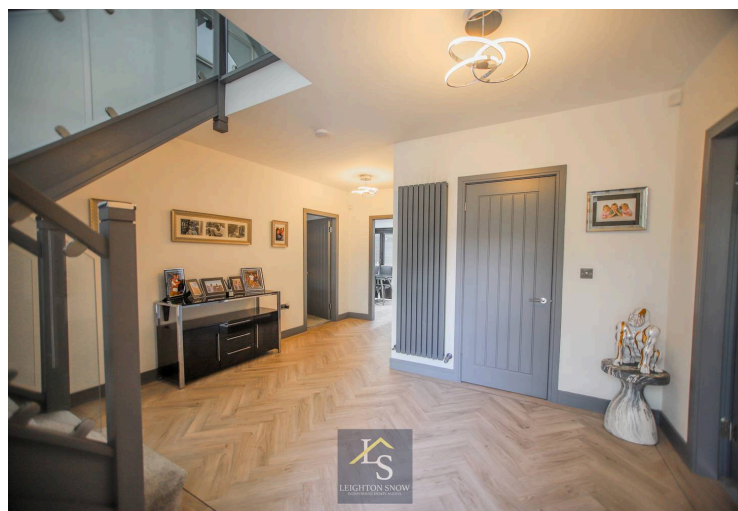
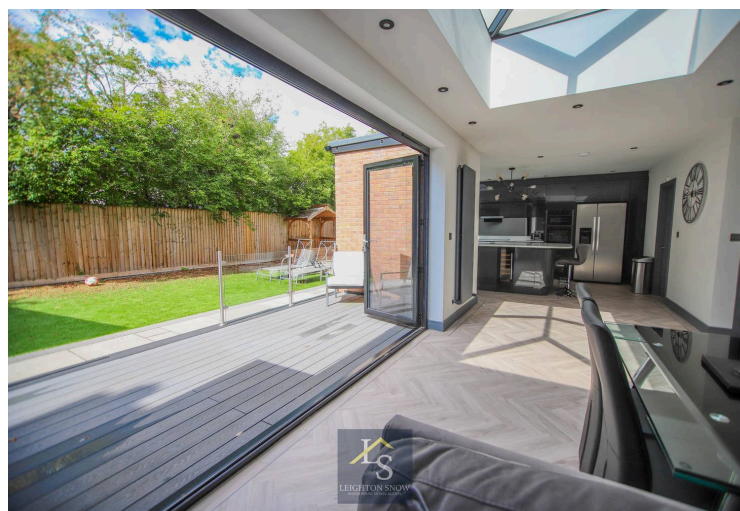




37a Moss Lane, Bramhall

£1,275,000 Freehold

BUILT IN 2024 • FOUR DOUBLE BEDROOMS, THREE EN-SUITE • OVER 2,800 sq.ft • PRIME BRAMHALL LOCATION – 0.7miles INTO THE VILLAGE • ELECTRIC GATED DRIVEWAY • WEST FACING REAR GARDEN • IMMACULATE RENOVATIONS • NO ONWARD CHAIN



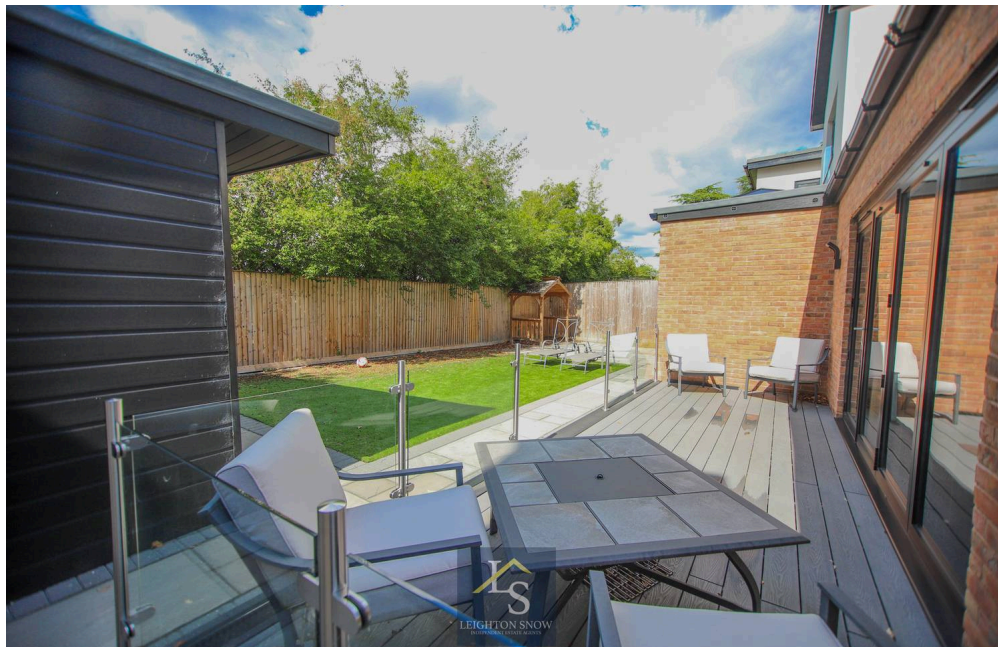
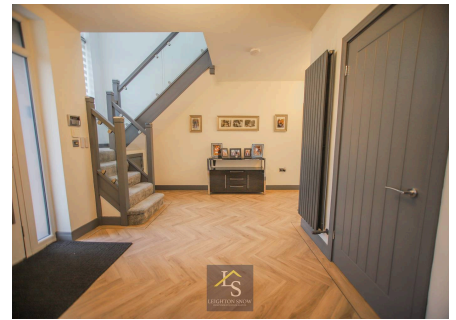
Warm Cheshire brick blends beautifully alongside crisp rendered elevations creating an imposing yet charming family home, set behind a gated driveway. Positioned on the sought-after Moss Lane, sitting only 0.7miles from Bramhall village, this wonderful property was newly constructed in 2024 and is sold with a structural guarantee until 2034. Immaculate internal renovations are stylish, practical and high-end, with a considered layout offering everything a young family could want.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

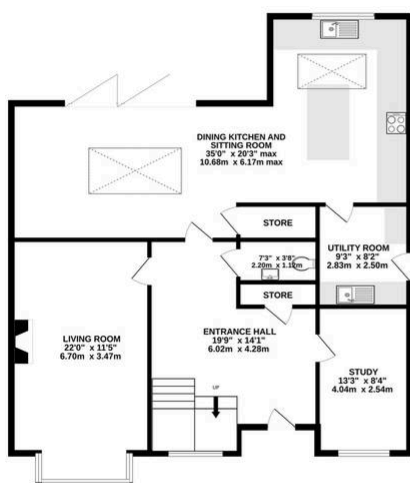
EPC Environmental Impact Rating: B



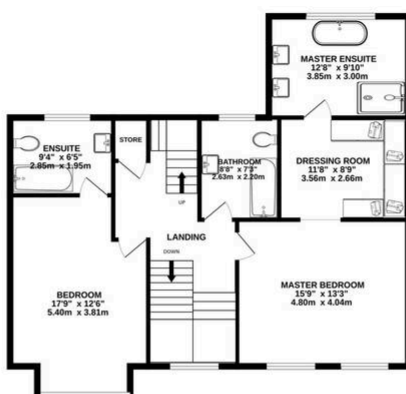
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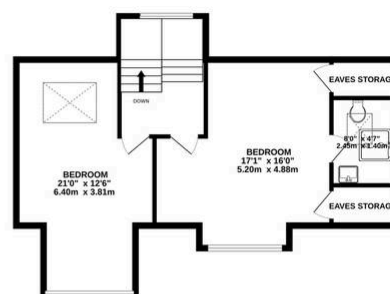
GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



2ND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 2805 sq.ft. (260.6 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.
Made with Metropix ©2026

Welcome to 37a Moss Lane, a beautiful family home close to sought-after schools, handy transport links and all the offerings of the highly desirable Bramhall village. Arranged over three floors there is versatile space for everyone, with large room proportions providing a luxurious feel. A welcoming entrance hallway sits centrally within the home with a two-storey window positioned over a modern turning staircase. Two reception rooms sit off the hallway together with a generous storage cupboard and WC. At the foot of the hallway is the impressive open-plan dining kitchen and sitting room, spanning the width of the property. Sitting under lantern ceilings together with bi-folding doors there is an abundance of natural light, making the most of the Westerly-facing rear aspect. The contemporary kitchen sits under Quartz worktops and leads to a large utility room. Karndean flooring keeps the space modern yet homely whilst providing durable for all the traffic of a family home.

The top two floors showcase the four double bedrooms, all of which are larger than your average, and three of which provide en-suite bathrooms. The Master bedroom is positioned on the first floor with two windows sitting behind bespoke shutters, a theme throughout the home, whilst an opening leads into a spacious walk-in-wardrobe and dressing room that in turn leads into the luxurious en-suite bathroom. With vaulted ceilings and a sleek finish it gives the feel of a high-end hotel bathroom with his'n'hers sinks, Crittall shower screen and stylish black fittings. Bedroom two also sits on the first floor with another en-suite shower room, together with the principle family bathroom, completing the first floor. The second floor offers bedrooms three and four and en-suite 3. Set within the roof line there are quirky bay windows and useful eaves storage cupboards.

Externally the rear garden offers a lawn alongside a timber decking that is positioned off the bi-folding doors from the open-plan sitting area. Enclosed by wooden fencing, there is space down each side of the home, providing access to the tarmac driveway at the front of the house. A timber-framed construction is tucked away discretely in the bottom corner of the garden, with composite cladding ensuring stylish protection from the elements. Currently used as a gym, this space would also lend itself to a home office or additional reception room.

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.

