



Holly Lodge, Lodge Farm Close

Bramhall, SK7 3BZ

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

£1,350,000

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A substantial detached home in a quiet cul-de-sac near Bramhall Park as well as offering exceptional transport facilities to Bramhall village as well as Davenport & Stockport. This 3200 sq/ft home includes three reception rooms, open plan kitchen family room, utility & downstairs WC, home office/sitting room, four bedrooms & three bathrooms along with a large south facing garden and a sweeping driveway approaching the double garage.

- Wonderful Cul-De-Sac Setting Positioned Off The Highly Desirable Road Of Broadway
- Within Walking Distance Of Bramhall Park, Gardens & Playground As Well As Bramhall Park Lawn Tennis Club
- Substantial Plot With Large Block Paved Sweeping Driveway & Private South Facing Rear Garden
- Double Detached Garage With Suitable Space For Storage Or Even A Home Office/Workshop Above The Garage
- Three Well Proportioned Reception Rooms & Four Spacious Bedrooms To The First Floor, Two Of Which Include Superb En-Suite Facilities
- Open Plan Kitchen Family Room With Utility & A Downstairs WC Positioned Off The Entrance Hall
- Within Walking Distance Of Nevill Road Junior School With Happy Valley & Fred Perry Way On The Doorstep, Creating Options For Leisurely Walks
- A Rare Individual Spacious Family Home Marketed For The First Time In It's 37 Year History
- All Rear Reception Rooms, Including The Kitchen Family Room Have Patio Doors/Bi-Folding Doors Leading To The South Facing Rear Garden
- Large 24ft Living Room With Feature Inglenook Fire Place & Dual Aspect Views To The Front & Rear







This exceptional four bedroom detached residence is offered to the market for the first time in its 37 year history, presenting a rare opportunity to acquire a spacious and individual family home in a wonderful cul-de-sac setting positioned just off the highly desirable Broadway. The property is ideally situated within walking distance of Bramhall Park, its gardens and playground, as well as the Bramhall Park Lawn Tennis Club, making it perfect for families seeking both convenience and lifestyle amenities. The home occupies a substantial plot and features a large block paved sweeping driveway, complemented by a double detached garage that provides ample space for storage and includes the potential to create a home office or workshop above. Internally, the accommodation is thoughtfully arranged, offering three well proportioned reception rooms that provide versatile spaces for both formal entertaining and relaxed family living. The impressive 24ft living room boasts a feature inglenook fireplace and enjoys dual aspect views to both the front and rear, creating a light and welcoming atmosphere. The heart of the home is the open plan kitchen family room, which is ideal for modern living and includes access to a practical utility room, whilst a downstairs WC is situated off the delightful welcoming entrance hall. All rear reception rooms, including the kitchen family room, are fitted with patio or bi-folding doors, ensuring seamless access and views to the private south facing rear garden. The home office/sitting room and the formal dining room provide all the essential space one would expect. Upstairs, there are four spacious



bedrooms, two of which benefit from superb en-suite facilities, while the remaining bedrooms are served by a well appointed family bathroom which includes a four piece suite and ample eaves storage. The panoramic gardens are delightfully maintained with a luxury resin patio area for easy maintenance and a private enclosed lawned garden will keep the children entertained all day long. The property is within walking distance of Nevill Road Junior School, and offers easy access to Happy Valley and the Fred Perry Way, providing plenty of options for leisurely walks and outdoor activities. This is a unique opportunity to secure a substantial and well maintained family home in a sought after location, combining generous living accommodation with practical features and a setting that is both peaceful and convenient for local amenities and schools. Early viewing is highly recommended to fully appreciate the quality and potential of this outstanding residence.

Council Tax Band: G

Tenure: Freehold

EPC Rating: D

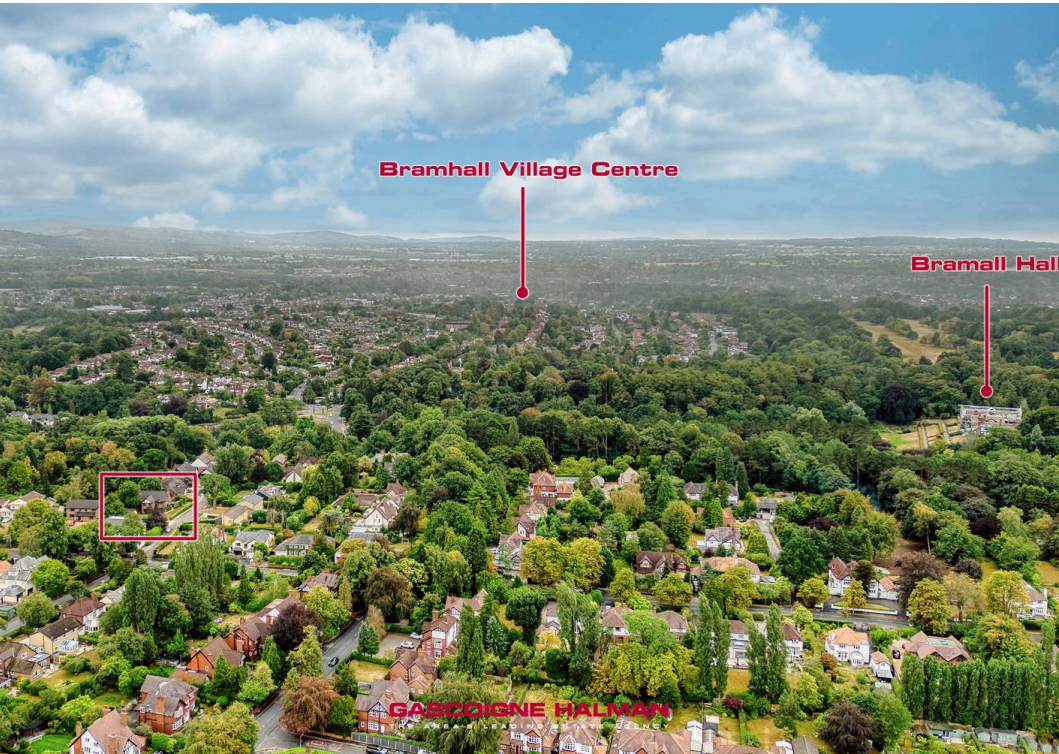




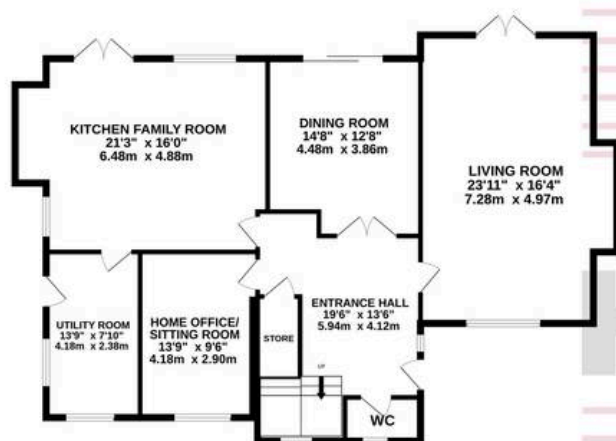




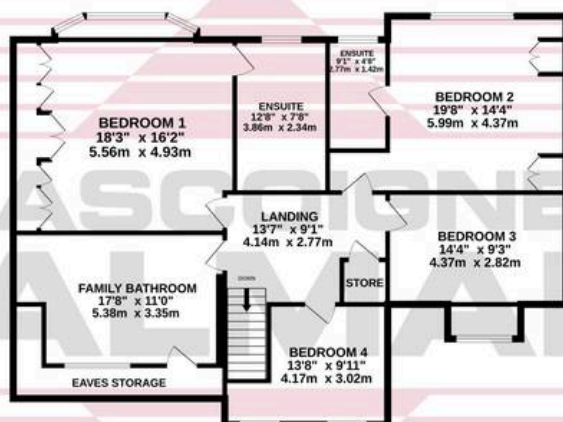




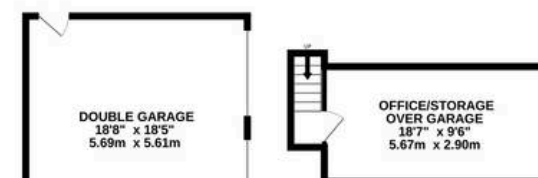
GROUND FLOOR
1323 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



GARAGE
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 3204 sq.ft. (297.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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