



Woodford Road

Bramhall, SK7 1QB

£925,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

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Elegant four double bedroom Edwardian detached home with ample original features, three well proportioned receptions, modern fitted shaker style kitchen & two bathrooms. The wide plot highlights the level of space around the property and the beautiful landscaped gardens will allow families to enjoy a superb indoor & outdoor lifestyle. the property also includes a double garage and large driveway, whilst also promoting excellent development potential. The property sits on the doorstep of Bramhall Village, Bramhall train station as well as outstanding local schools.

- Beautiful Edwardian Detached Family Home With A Plethora Of Original Features
- Edwardian Home Influenced By The Arts & Crafts Movement Which Championed Traditional Hand-Craftsmanship
- Spacious Plot With Beautiful Private Gardens & Large Patio Area
- Integral Double Garage Which Could Be Converted To Add Further Accommodation
- Excellent Development Potential To Extend Across The Garage & To The Rear (STPP)
- Four Double Bedrooms & Family Bathroom & Master Bedroom With En-Suite & Fitted Wardrobes
- Large Driveway Providing Ample Parking With Side Access To The Stunning Garden
- Three Well Proportioned Reception Rooms & Modern Shaker Style Kitchen
- Within Walking Distance Of Bramhall Village & Bramhall Train Station & Easy Access To Manchester Airport Link Road
- Within Walking Distance Of The Popular Queensgate Primary School

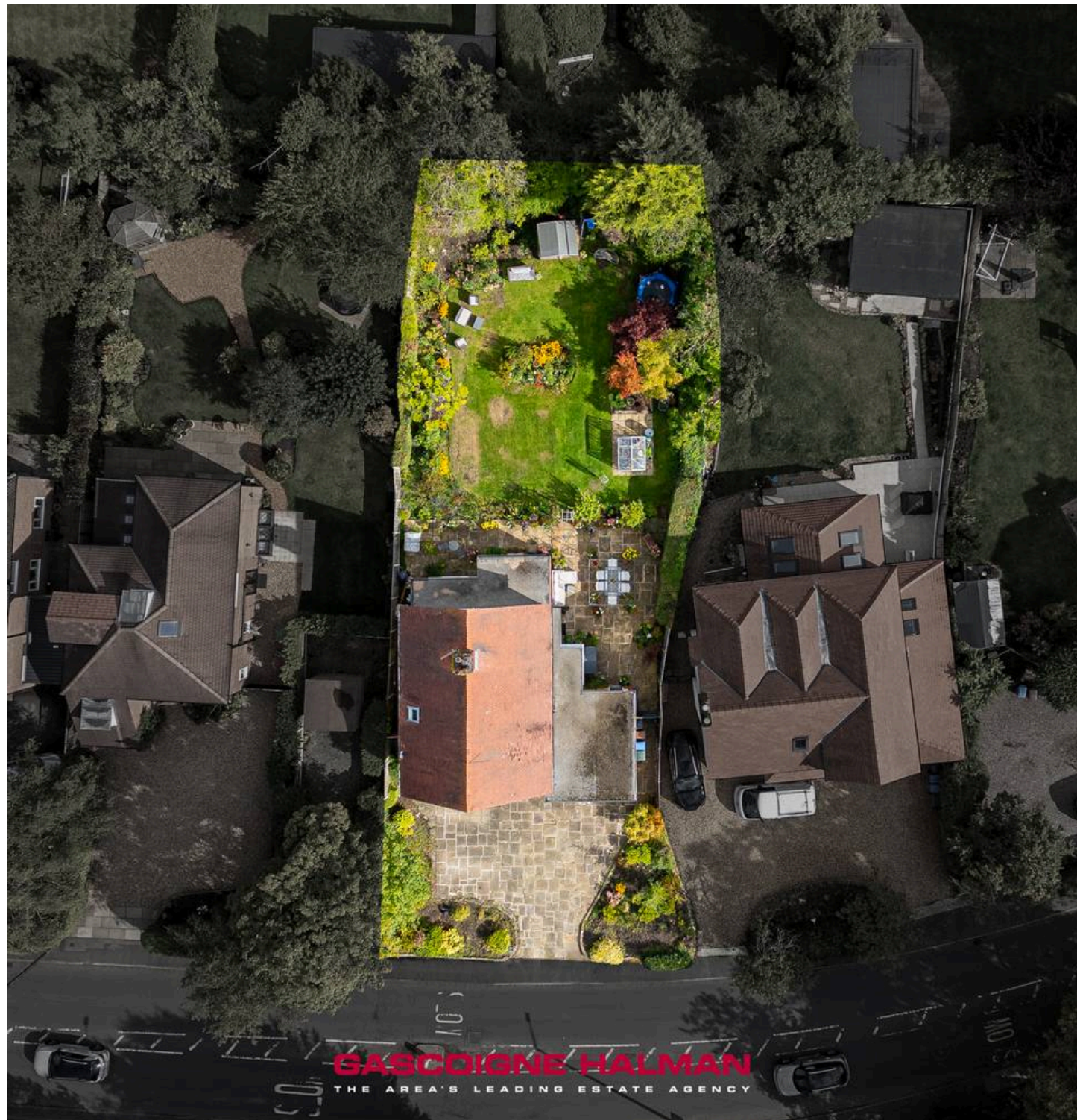


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Presenting a distinguished four bedroom detached Edwardian family home, this property is a superb example of Arts and Crafts movement architecture, showcasing a wealth of original features that reflect the era's dedication to traditional hand-craftsmanship. The delightful & noticeable external features include the Mock-Tudor cladding along with the steeply pitched roof with terracotta roof tiles, whilst internally there are high ceilings, stained glass windows and large bay window designed to flood the home with daylight. The spacious interior with its wide entrance hall is thoughtfully arranged, offering three generously sized reception rooms that provide versatile living and entertaining spaces, complemented by a modern Shaker style kitchen that blends period charm with contemporary convenience. The accommodation includes four double bedrooms, each well proportioned, with the master bedroom benefiting from fitted wardrobes and an en-suite bathroom, while a stylish family bathroom serves the remaining bedrooms. The property's integral double garage presents excellent development potential which could further improve the level of living space to the ground floor. An extension across the garage to the first floor and to the rear (subject to planning permission), could also transform this home making which could be ideal for those seeking to tailor the accommodation to their own requirements. A large driveway provides ample off-road parking and there is a gate which provides convenient side access to the rear garden. The rear garden is one of the stand out features and the current owners have carefully & sympathetically landscaped the garden, including a large patio area which is ideal for entertaining. The home is perfectly

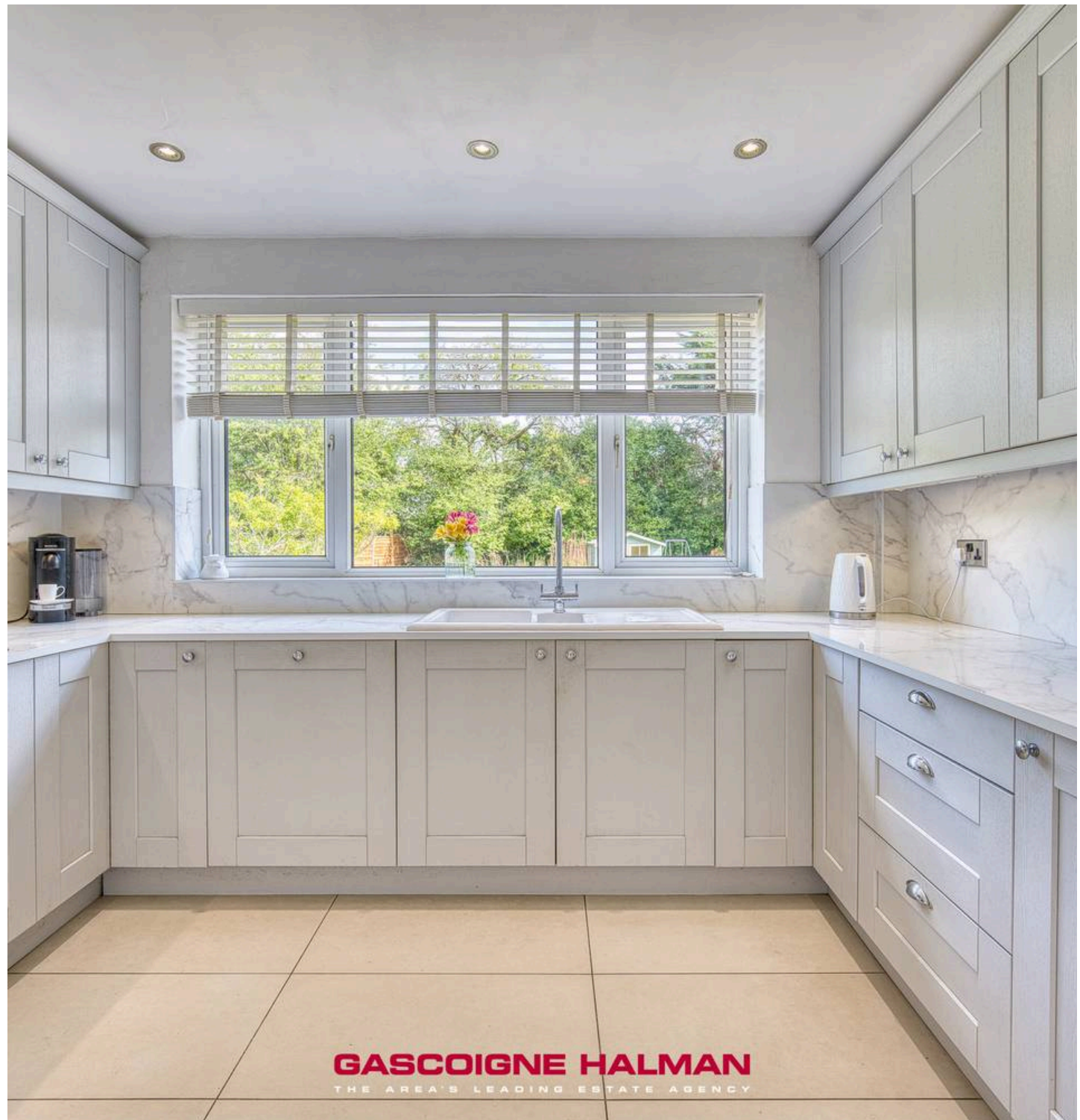


placed within walking distance of Bramhall Village and Bramhall Train Station, offering easy access to local amenities and commuter links, including the Manchester Airport link road. Families will also appreciate the close proximity to the highly regarded Queensgate Primary School. This exceptional residence combines period elegance with modern comforts and offers a rare opportunity to acquire a home of such character and potential in a sought-after location.

Tenure - Freehold

Council Tax Band - G

EPC Rating - D

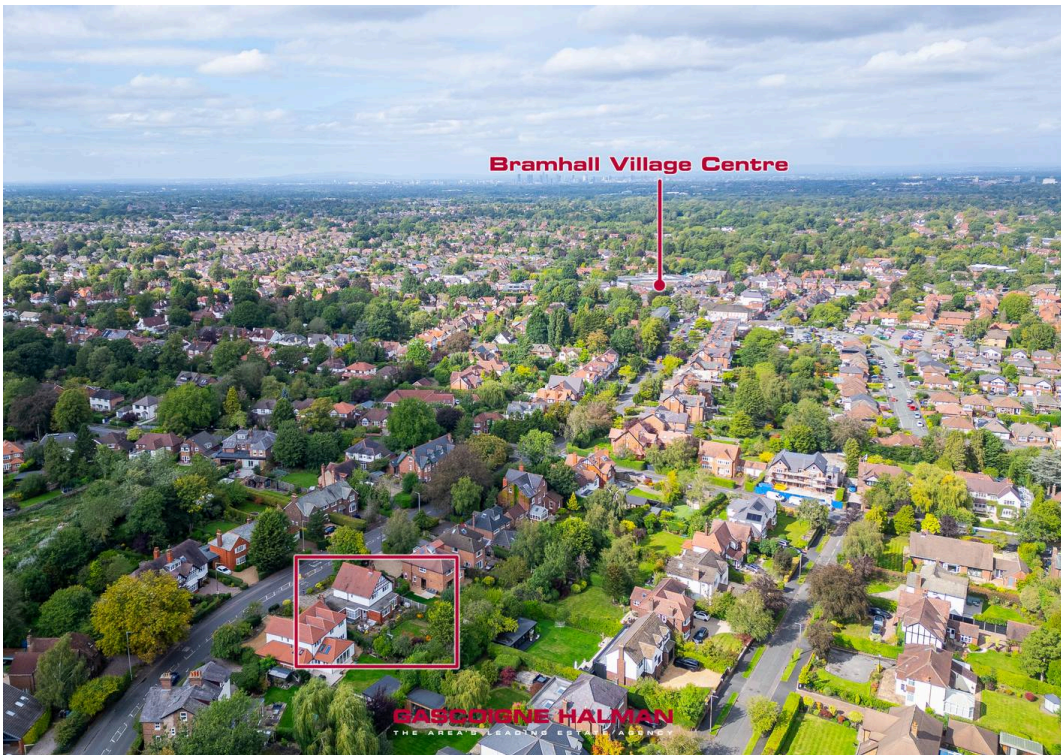




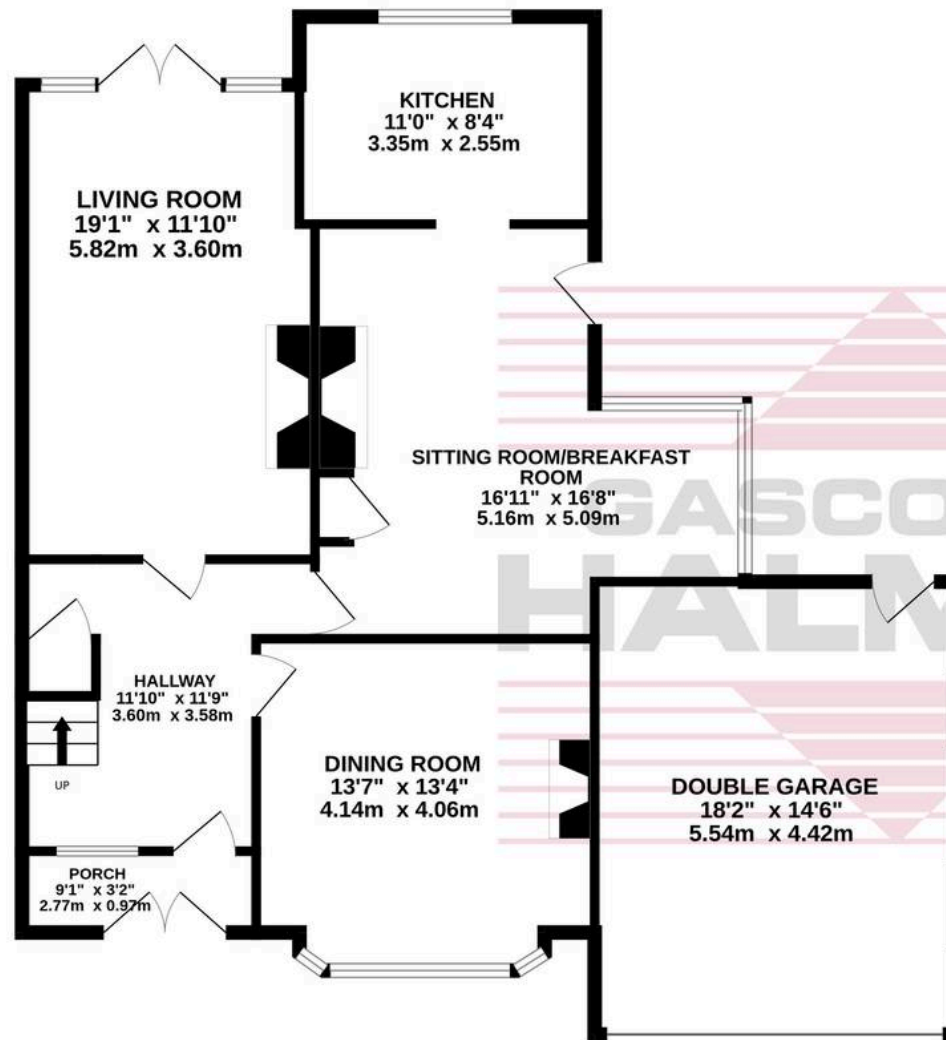




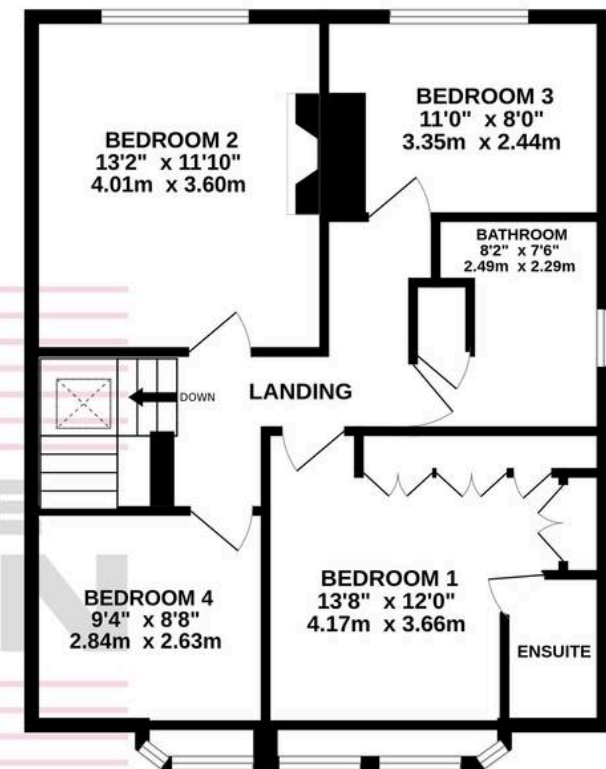




GROUND FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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