



## 5 Dorset Avenue, Bramhall

£825,000 Freehold

FOUR DOUBLE BEDROOMS • EXTENSIVE WEST-FACING GARDEN AND WOODLAND • SHORT WALK INTO BRAMHALL PARK  
• IMMACULATE THROUGHOUT • DOUBLE GARAGE • QUIET CUL-DE-SAC LOCATION • EV CHARGER



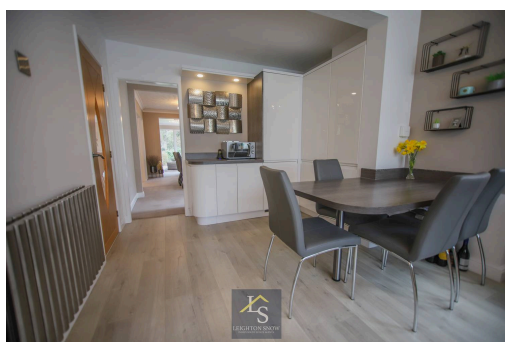
Welcoming to the market this beautifully appointed detached home sitting on a large and unique plot, a short stroll from the picturesque Bramhall Park. Offering modern and immaculately-appointed accommodation throughout, the house further benefits from a generous plot with west-facing rear garden and a marvellous woodland area.

Council Tax band: F

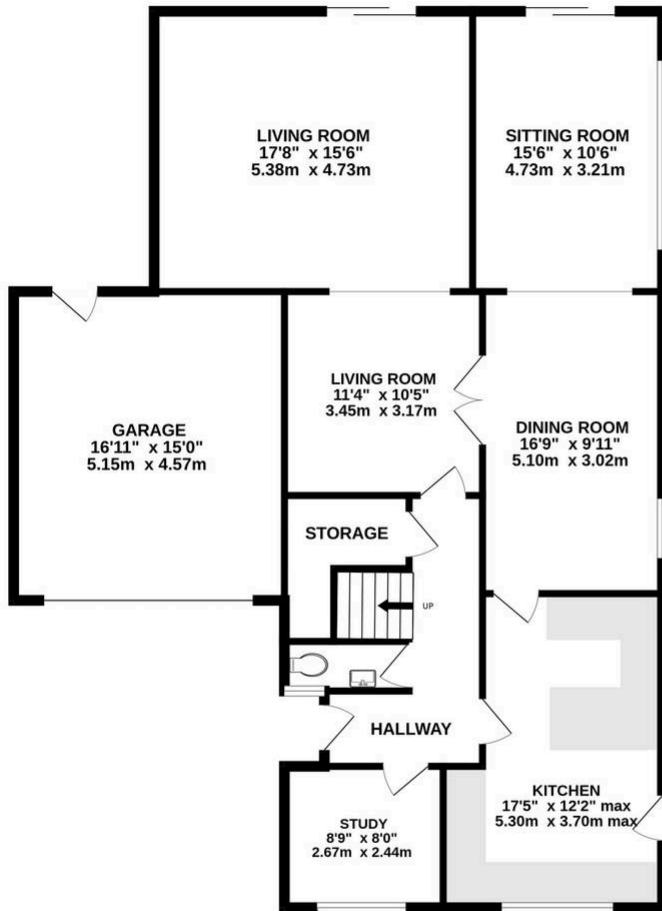
Tenure: Freehold



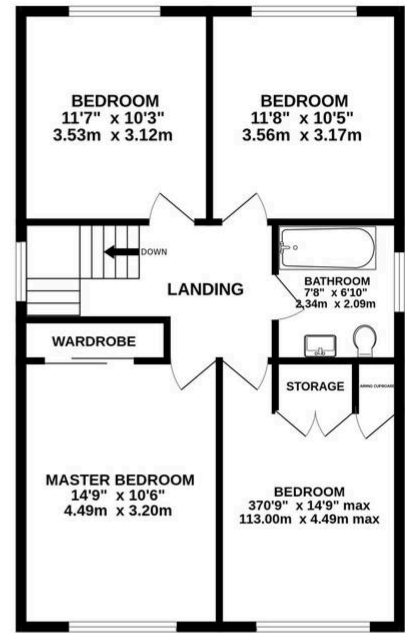
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GROUND FLOOR  
1399 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 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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Positioned on a quiet cul-de-sac off the tree-line Bramhall Park Road, the property sits behind mature hedging and a front lawn providing an impressive kerb appeal with rendered elevations offering a crisp and contemporary feel. A driveway provides off-road parking for three cars with the benefit of an EV charging point and a double garage. Internally the home is beautifully maintained with carpets laid to the reception rooms as recently as November 2025. The kitchen comprises of contemporary white high-gloss cupboards and drawers with integrated appliances and a breakfast table. Four reception rooms sit at the rear and interlink seamlessly with one another providing a superb versatile space that can be open-plan or utilised as separate rooms. There are two sets of patio doors leading out to the rear garden via the living and sitting rooms, making the most of the westerly-facing aspect. A home office sits at the front of the property as does a WC and a large under stairs storage cupboard. To the first floor there are four bedrooms with each bedroom being a generous double and two of the four offering integrated storage cupboards. Rarely can such well-proportioned bedroom sizes be found, ensuring no arguing for the biggest room! A family bathroom sits off the spacious landing.

Externally the rear garden is laid to lawn with a paved patio running across the rear of the house and down the side where there is generous space. At the foot of the garden it opens into a large woodland area that forms part of the boundary of this property. This is a unique and tranquil area where a stream runs along the bottom of the woodland, a brilliant place for kids to play or to just sit and relax with the open aspect providing a wonderful backdrop.

*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.*





