



1 Holland Park, Bramhall

Stockport

£1,250,000

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Bramhall, Stockport

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

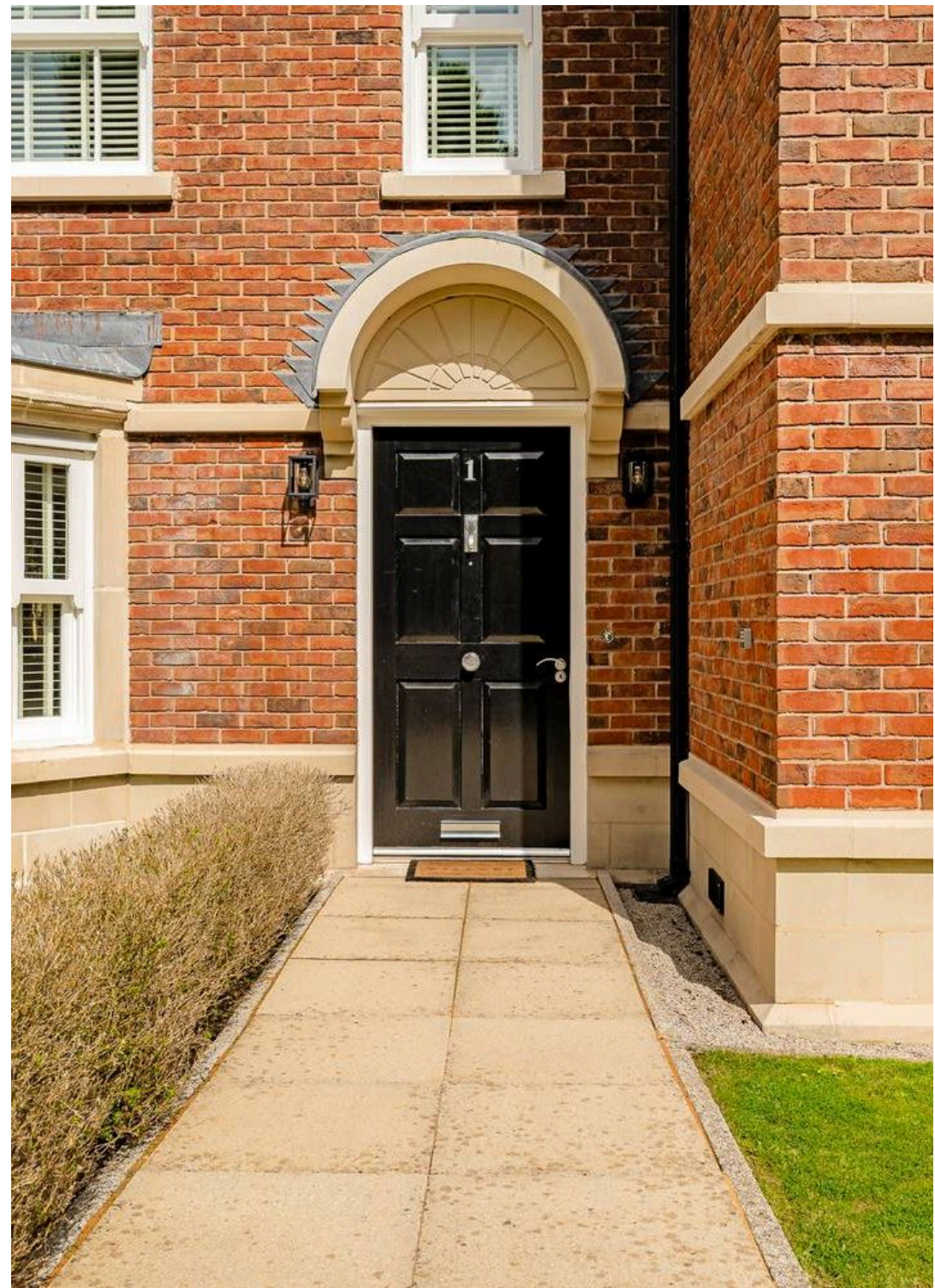
EPC Environmental Impact Rating:

- PRESTIGIOUS GATED DEVELOPMENT OF JUST FIVE RESIDENCES
- SIX BEDROOMS, FOUR BATHROOMS
- RECENTLY LANDSCAPED DRIVEWAY AND PRIVATE ELECTRIC GATES
- WALKING DISTANCE TO BRAMHALL VILLAGE AND TRAIN STATION
- OVER 2,500 SQ FT OF INTERNAL SPACE PLUS 342 SQ FT DETACHED DOUBLE GARAGE
- PRIVATE REAR LAWNED GARDEN

An Exceptional Residence in Bramhall's Most Exclusive & Award-Winning Gated Development.

Set within the highly private, gated Holland Park development — a prestigious setting of just five luxury homes — this remarkable six-bedroom, four-bathroom detached offers over 2,500 sq ft of refined living space, plus a 342 sq ft detached double garage. Homes of this calibre, in such a discreet location, rarely come to market.

Despite its tucked-away position, Holland Park is just a short walk from Bramhall Park and an even shorter walk into Bramhall village - with its shops, restaurants, and direct train links to Manchester. The home also falls within the catchment for the highly regarded Pownall Green Primary School.







From the outset, the sense of exclusivity is clear. The current owners have transformed the frontage with professionally landscaped gardens, driveway and private electric gates – creating a striking first impression that sets the tone for the home within.

The ground floor has been thoughtfully planned to offer both style and practicality. A well-proportioned kitchen/dining room, filled with natural light from a charming bay window, forms the heart of the home. Its generous layout is perfect for both relaxed family meals and entertaining, with the added benefit of a discreet utility room for everyday practicality. The dual-aspect living room is light and airy, with a feature fireplace and French doors leading directly to the garden. A separate snug provides a cosy retreat, perfect for relaxing or working from home, while a guest cloakroom completes the ground floor.

The **first floor** hosts four generously proportioned bedrooms. The **principal suite** extends the full depth of the property and features dual-aspect windows, built-in wardrobes, and a well-appointed en-suite shower room. **Bedroom two** also enjoys the benefit of its own en-suite. To the rear, **bedroom four** features a Juliet balcony with views over the garden, while **bedroom three** is positioned to the front. These rooms are served by a spacious family bathroom.

The **second floor** offers two further double bedrooms, each with built-in wardrobes, and a shared shower room. This top floor enhances the home's versatility – ideal for extended family, older children, or additional guest accommodation.



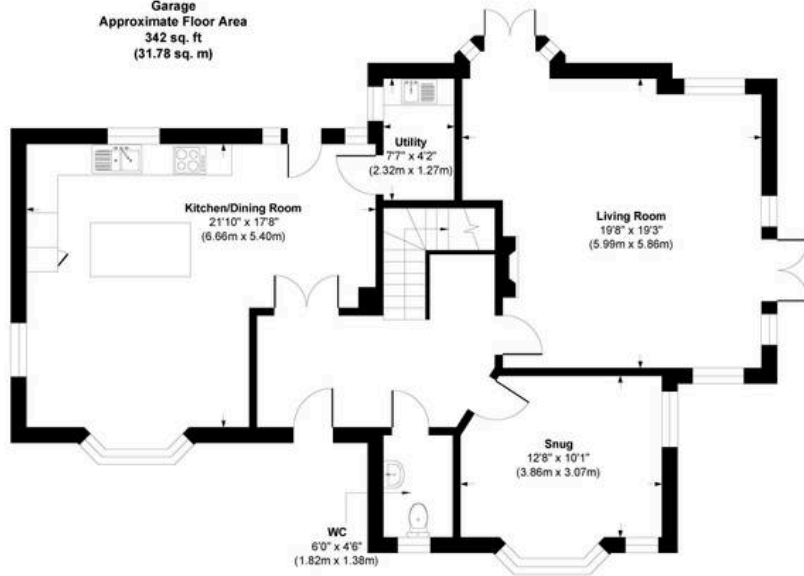
To the rear, the home enjoys a private lawned garden, fully enclosed by a substantial brick wall for exceptional seclusion. A second driveway and the detached double garage are accessed via the development's shared electric gates, providing discreet rear access without compromising privacy or security.

This is more than a home — it's a rare chance to secure a substantial, secure, and beautifully appointed property

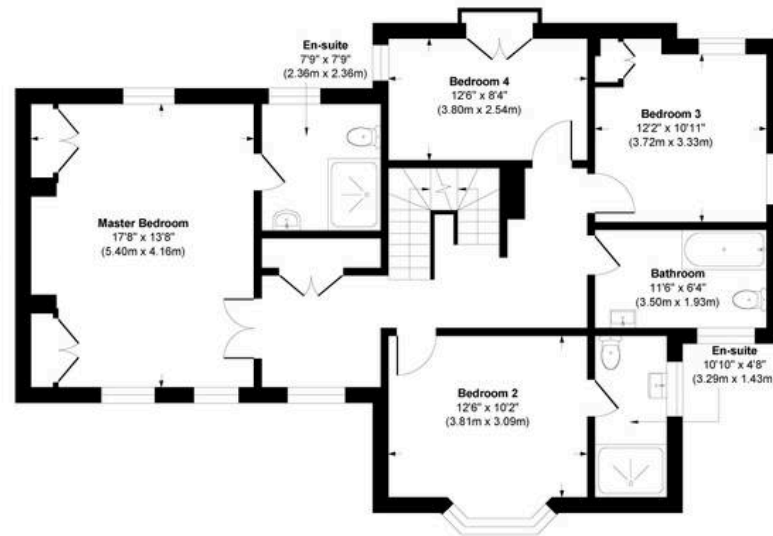




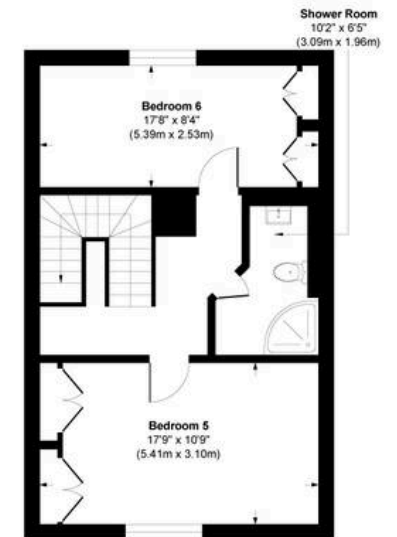
Garage
Approximate Floor Area
342 sq. ft
(31.78 sq. m)



Ground Floor
Approximate Floor Area
1023 sq. ft
(95.07 sq. m)



First Floor
Approximate Floor Area
1008 sq. ft
(93.67 sq. m)



Second Floor
Approximate Floor Area
499 sq. ft
(46.37 sq. m)

Approx. Gross Internal Area 2873 sq. ft / 266.89 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.



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