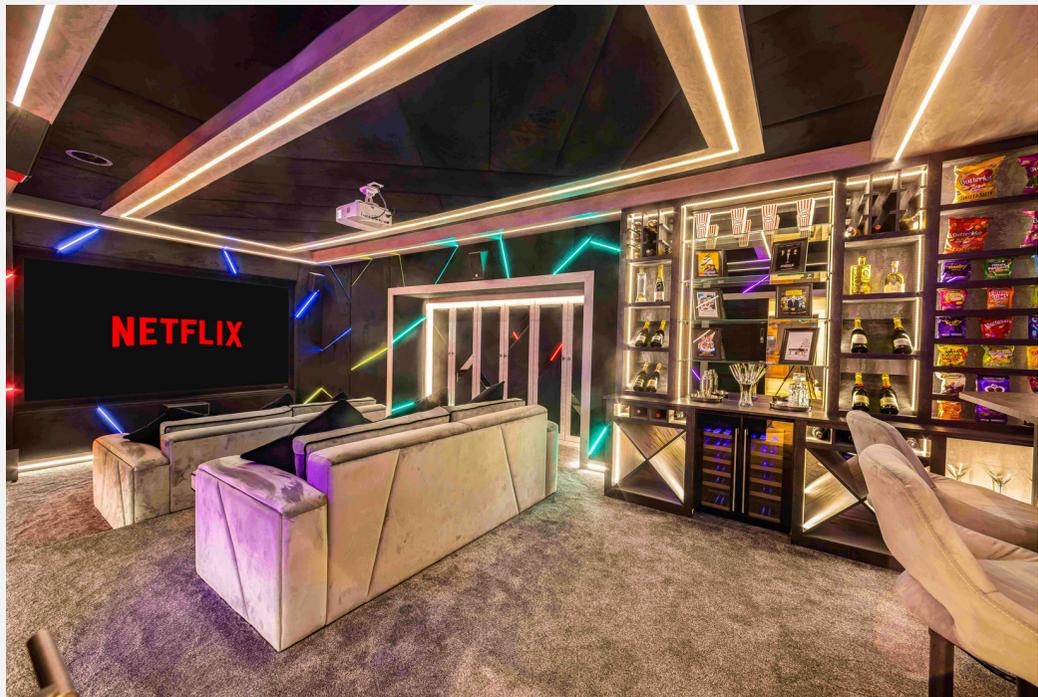
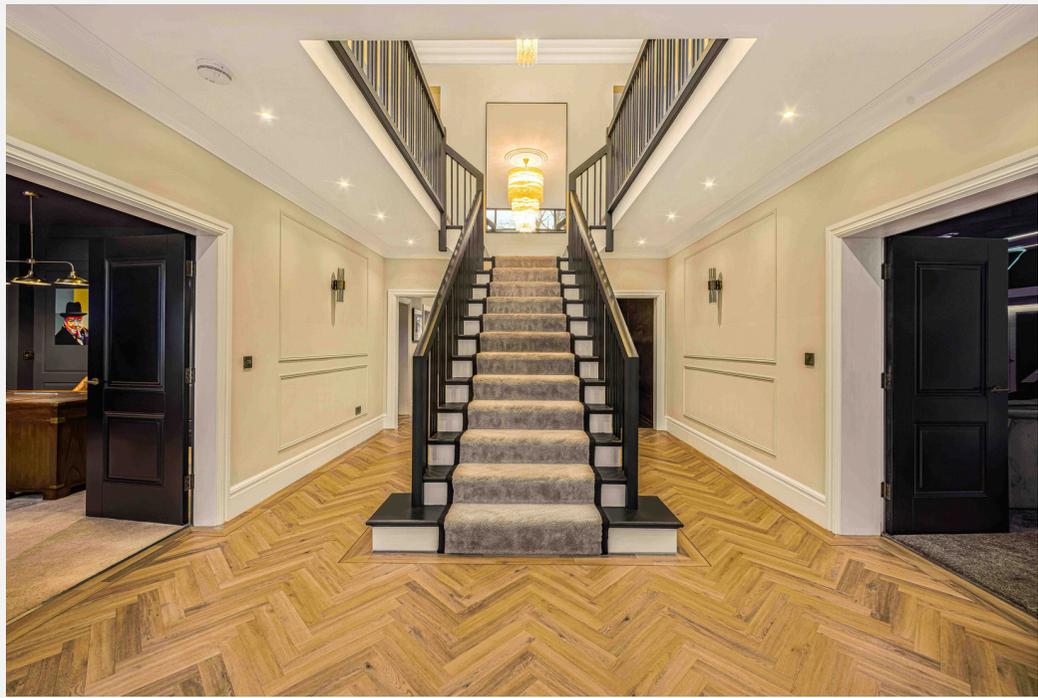




Broadway, Bramhall

Ian Wilkinson
AGENT **MXM**



Broadway, Bramhall



27 Broadway

Bramhall

The perfect mix of a prime location, high end specification and beautifully designed living space make this home something very special.

There are five double bedrooms, four chic bathrooms, a show stopping kitchen and living space, bar, gym and cinema.

Offers Over **£2,250,000**

Ian Wilkinson

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The perfect mix of a prime location, high-end specification and beautifully designed living space make this home something very special.

The epic double-height split staircase creates a real wow factor, instantly setting the tone for the style and luxury that runs throughout.

The ground floor has been designed with modern family life in mind. There's plenty of space to come together, but also enough room for everyone to enjoy their own corner.

The kitchen and living area spans right across the back of the house and is seriously impressive, light-filled, spacious and perfect for everyday living.

The highlights don't stop there: there's an incredible home cinema room and a super cool bar area that's perfect for entertaining.

If you love hosting family and friends, there's a wired-in sound system inside and out, a beautiful patio complete with a hot tub and outdoor kitchen, and a garden finished with artificial turf, so it looks great all year round.

The practical details have been carefully thought through too. There's a stylish home office, a fully fitted boot room with a dog bath, a downstairs shower room and separate WC, a utility room, and even a dedicated home gym/workout space. The entire house has underfloor heating as well.

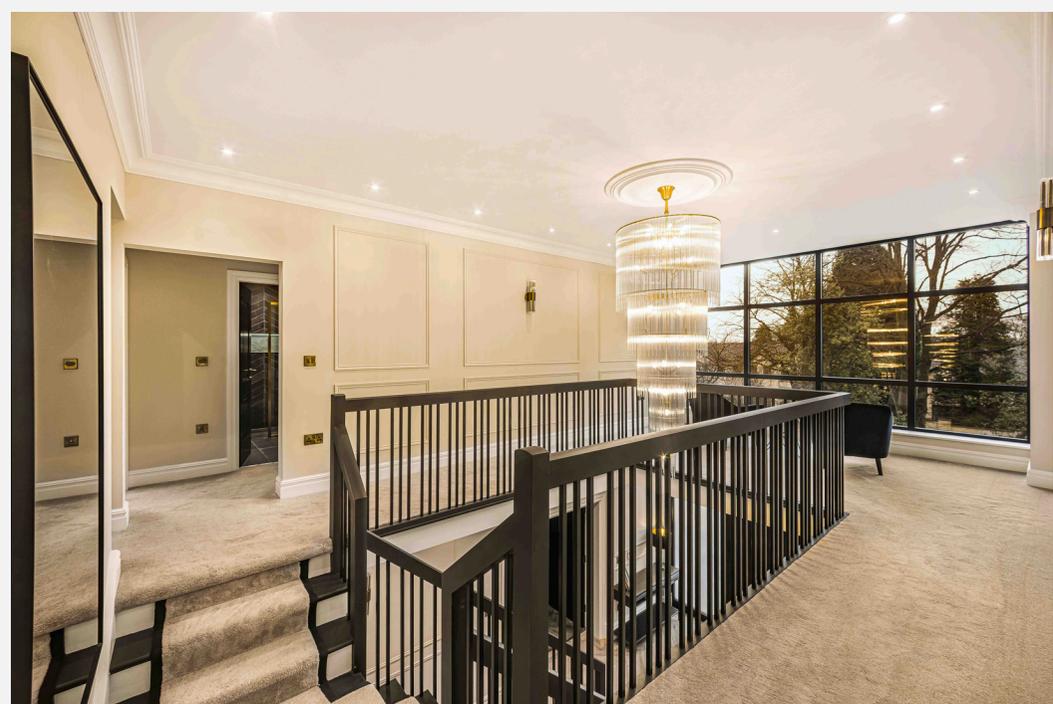
Upstairs, the sense of space and light continues. The stunning galleried landing, complete with a statement chandelier and full-height windows, feels bright and airy and even offers a reading spot looking out to the front.

On this floor you'll find four spacious double bedrooms and two chic bathrooms, plus a show-stopping family bathroom featuring a freestanding statement bath and a built-in wall-mounted TV.

And then there's the top floor, which feels like your very own boutique hotel suite.

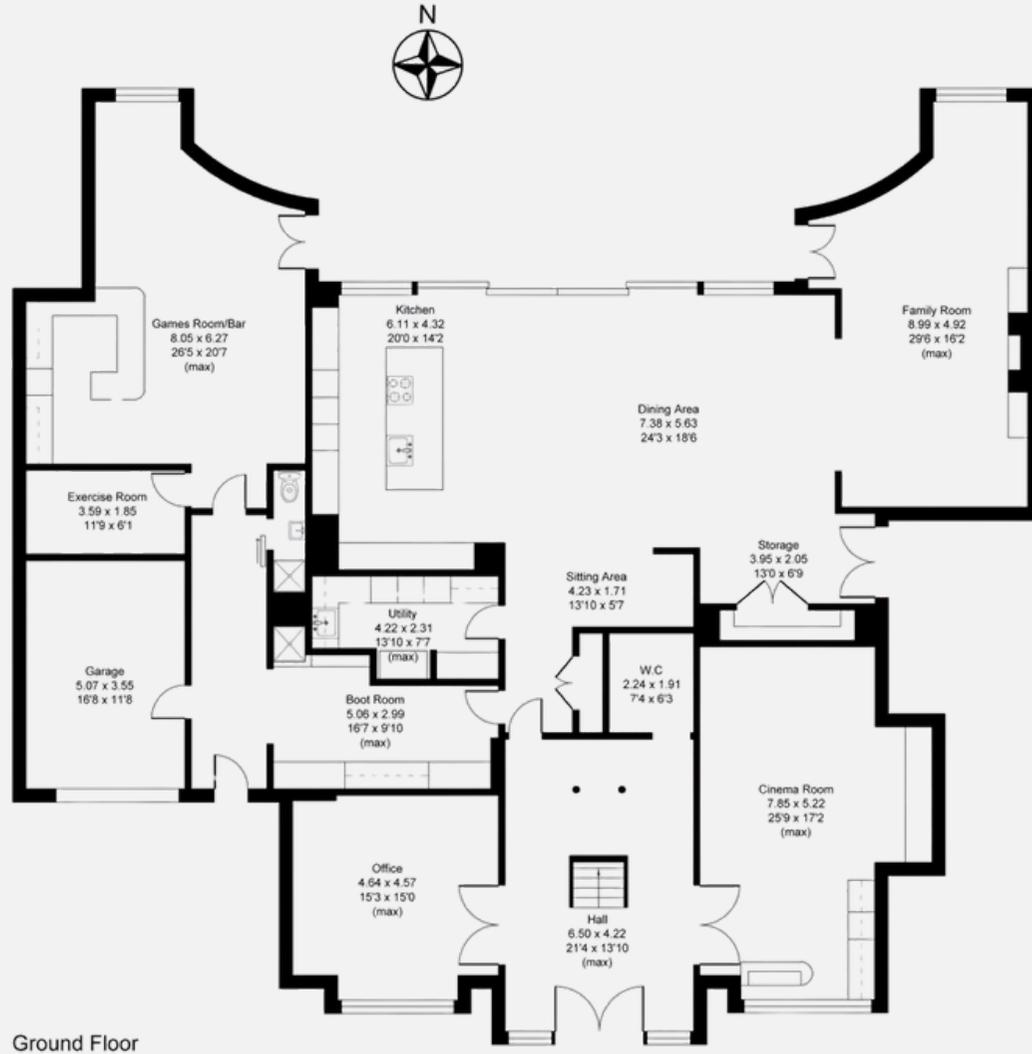
A peaceful retreat with an elegant en-suite bathroom, a bespoke dressing room, a relaxed lounge area, and the impressive air-conditioned principal bedroom itself. It's a space you'll never want to leave.

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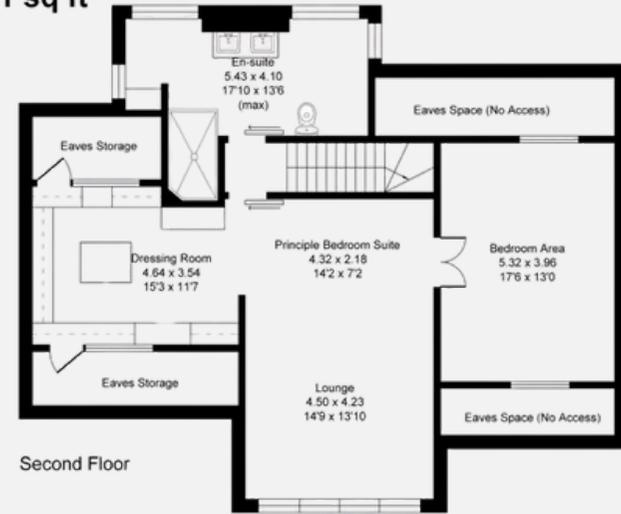


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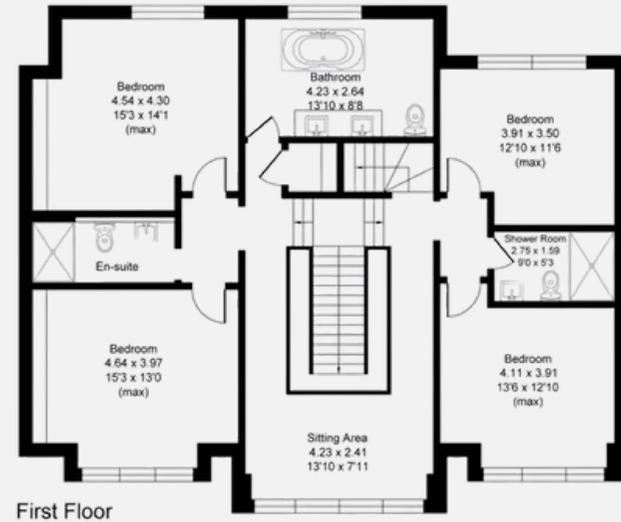
Approximate Gross Internal Floor Area = 585.4 sq m / 6316 sq ft
(Including Garage & Eaves Storage)
Ground Floor Area = 373.0 sq m / 4038 sq ft
First Floor Area = 120.0 sq m / 1287 sq ft
Second Floor Area = 92.4 sq m / 991 sq ft



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Features:

- Bespoke fittings and decor, including Venetian plastering, custom fretwork and joinery.
- The cinema room has a 120-inch screen and true cinema style split level seating
- Security system including fingerprint recognition Spitfire front door, CCTV cameras and electric gates.
- Next125 Kitchen with Dekton Worktops and panelling, instant boiling water tap and Siemens appliances. Utility room is fitted with Schuller units.
- 7m Sliding doors from the Kitchen to the garden plus two other doors out from the back.
- Boot room with separate front access, custom fitted storage plus dog bath.
- Underfloor heating throughout
- Garage and Eaves storage
- Sound system throughout the ground floor and garden area, PA system in the bar.
- Freehold, plot size approx. 0.37acres and the renovations were carried out 2021/2022. Details of the planning permission can be seen on Stockport MBC website.
- Council Tax band G
- Ultrafast Broadband is available in this area (source Ofcom)
- EPC Rating: B



Broadway, Bramhall



Scan the QR code to watch the video:



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