



**GASCOIGNE
HALMAN**

12 BRAMWELL WAY, WILMSLOW SK9 2TL

THE AREAS LEADING ESTATE AGENT



12 BRAMWELL WAY, WILMSLOW SK9 2TL

£850,000

Occupying a large private plot with extensive gardens, this modern detached family home offers thoughtfully extended accommodation with four double bedrooms, two bathrooms and three reception rooms.

Beautifully Presented And Tastefully Extended Modern Detached Home

Three Reception Rooms

Four Double Bedrooms & Two Contemporary Bathrooms

Generous Principal Bedroom With Dressing Area And En-Suite

Large Corner Plot With Extensive Gardens And Built-In Seating

Ample Driveway Plus Integral Double Garage

Available With No Onward Chain





This tastefully extended four-bedroom, two-bathroom detached house offers spacious and contemporary family living complemented by arguably the largest plot on the development with extensive private gardens. The property's standout kerb appeal is highlighted by a modern brick exterior, double driveway and an integral double garage providing ample off-road parking and storage. Inside, the home offers a welcoming entrance hallway with tiled flooring, useful storage and downstairs WC. To the front of the ground floor there is a good-size living room with bay-window.

The heart of this home is to the rear of the ground floor with the open-plan breakfast kitchen, featuring Quartz work surfaces, premium integrated appliances, tiled flooring and breakfast bar with access to the separate fitted utility room and integral double garage. The kitchen seamlessly flows into the adjoining dining room which comes with French doors opening to the rear garden with access to the extended and spacious family room which boasts an appealing vaulted ceiling, making it ideal for both entertaining and family gatherings. Large sliding doors open directly onto the substantial rear garden, ensuring an effortless indoor-outdoor living experience. The garden itself boasts a landscaped lawn and a spacious patio with built-in seating, fitted BBQ area and privacy fencing - perfect for alfresco dining, relaxation, and safe family play.

To the first floor the landing gives access to the four double bedrooms, the principal bedroom enjoys a fully fitted dressing area and modern en-suite with both bath and separate shower facilities and with contemporary tiling. The family bathroom also offers a walk-in shower and stylish fixtures, complemented by natural light and high-quality finishes.

This detached family home is designed for modern living, offering abundant space, stylish interiors, extensive gardens and flexible accommodation that meets the needs of families and those who love to entertain. With its private driveway, integral garage, and impressive indoor-outdoor connections, this property is ready to welcome its next owners into a truly exceptional living environment.

LOCATION

Conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and cafes. There are good schools in the area, both State and Private, for children of all ages. Wilmslow railway station is on the main line to London Euston and also provides a regular service to Manchester and surrounding districts. The North West motorway network is within a short drive as is Manchester Airport and the A34 Wilmslow by-pass which provides access to the large stores at Handforth Dean and Cheadle including Marks & Spencer, Tesco, John Lewis and Sainsburys. Wilmslow has a leisure centre and there are also a number of private sporting clubs in the area.

DIRECTIONS

Sat-Nav: SK9 2TL

TENURE

Leasehold for 155 years from 01/03/2015 with a ground rent of £650 p.a. (subject to verification by solicitors).

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

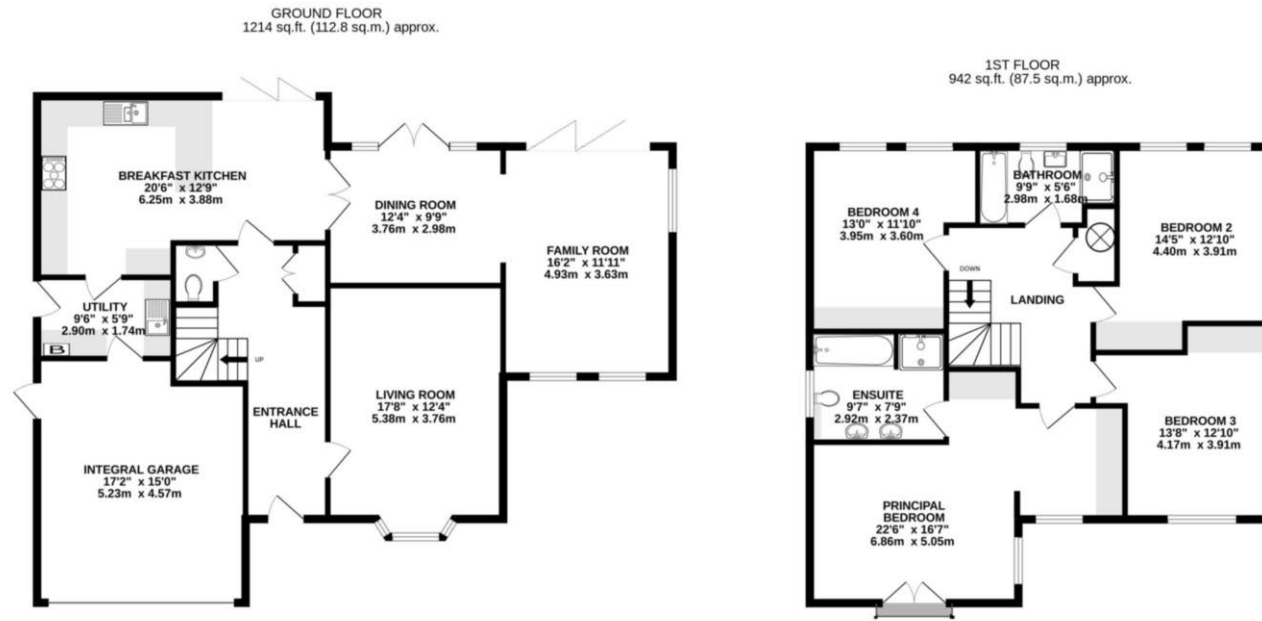
LOCAL AUTHORITY

Cheshire East. Property Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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