

55 Ogden Road

Bramhall, Cheshire, SK7 1HL



*mosley jarman*





## 55 Ogden Road, Bramhall, Cheshire, SK7 1HL

**£1,400,000**

A stunning six double bedroom, three bathroom detached Edwardian family home situated on a large plot of approximately 0.25 of an acre on a tree lined road which forms part of the highly sought after 'Syddal Park' Conservation Area which is centrally located within a short walk of Bramhall Village, the train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The house benefits from partial double glazed windows, gas fired central heating (run by a pressurised Cylinder) and retains a wealth of original features and character to include high level skirting boards, tall ceilings, picture rails, coving, original doors and stained-glass leaded lights. Internally the accommodation is spread over four floor. At ground floor level the accommodation includes; a large reception hallway (with Parquet oak floor), dining room (with bay window, solid oak floor and pocket doors leading to), living room (with French doors onto the garden, solid oak floor, inglenook and living flame gas fire and surround), morning room (with bay window and living flame gas fire and surround), breakfast kitchen (fitted with matching wall and base units, island/breakfast bar, granite work surfaces and limestone floor), orangery (with thermally efficient 'icotherm' lantern roof, limestone floor, under floor heating and access to integral garage), down stairs wc and access to the cellars. In the basement are several tanked cellar chambers (with Indian stone floor, flueless gas fires which include a games room, tv room, utility room, wc and access to the garden. To the first floor is a landing (with storage), master bedroom (with ornamental fireplace and bay window), a family bathroom (with freestanding bath, separate shower enclosure and under floor heating), three further double bedrooms, a further bathroom and separate wc. To the second floor are two further double bedrooms (one with fitted wardrobes and Velux window) and another bathroom.



- Stunning six double bedroom detached Edwardian family home
- Accommodation over four floors which include several tanked cellar chambers
- Beautifully presented throughout
- Large well established South facing garden
- Three bathrooms
- Located in the highly sought after 'Syddal Park' Conservation Area
- School catchment area for Moss Hey Primary School
- Off road parking for several cars and integral garage
- Three reception rooms
- Freehold





### The Grounds & Gardens

A driveway to the front provides off road parking for several cars and leads to a large integral garage (with electric door). To the rear of the house is a well-established South facing garden (with lawn, patio, planted shrubs and borders) which enjoys a high degree of privacy.

### The Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramhall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

### Important Information

Heating - Gas central heating (radiators)  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*  
 Water Meter- Present at Property  
 Planning Permission Approved 2007 Ref. DC/025453  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\*.  
 \* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.  
 \*\* Information provided by GOV.UK

Postcode: **SK7 1HL**

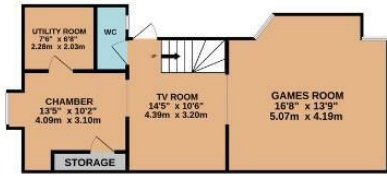
What 3 Words: **pine.drops.goals**

Council Tax Band: **G**

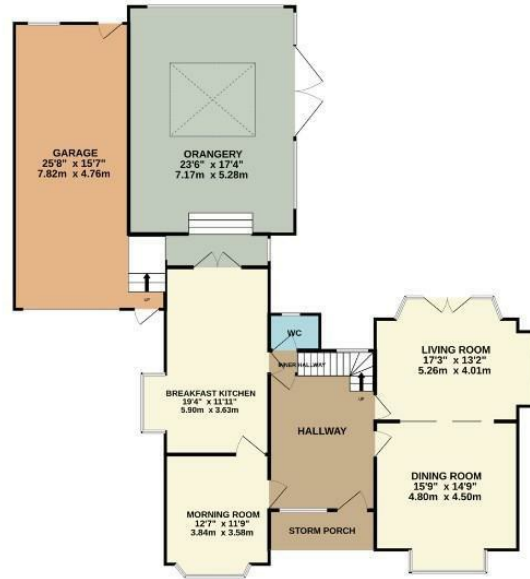
EPC Rating: **E**

Tenure: **Freehold**

BASEMENT  
587 sq.ft. (54.6 sq.m.) approx.



GROUND FLOOR  
1827 sq.ft. (169.7 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



2ND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 3921 sq.ft. (364.3 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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