



Lees Road, Bramhall

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Welcome to Lees Road Bramhall

This is everything you could want in a family home: It has the style, location and garden.

I love the living space here too, you can all be together in the open plan kitchen space or spread out across the four floors.

It feels so calm and peaceful but you are so close to the village too!

£1,500,000

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‘The space around me - in our garden all we hear is birdsong, its super peaceful but also only minutes from local amenities’

This is what the owners had to say when we were talking about their favourite things about living here.

Lees Road is one of those rare locations where you get a leafy, quiet spot which is also just moments from Bramhall Village.

The house has that wonderful Edwardian charm, and you can see so many of the original features still alongside modern additions that make it just perfect for family life.

You have the best of both worlds in terms of living space, there is the lovely open plan kitchen, dining and living room (complete with a glass fronted wine room) at the back of the house plus there are two other large living rooms.

There is a handy utility room plus downstairs w.c. The basement level is great for extra storage plus there is a space that is just perfect as a gym or games room.

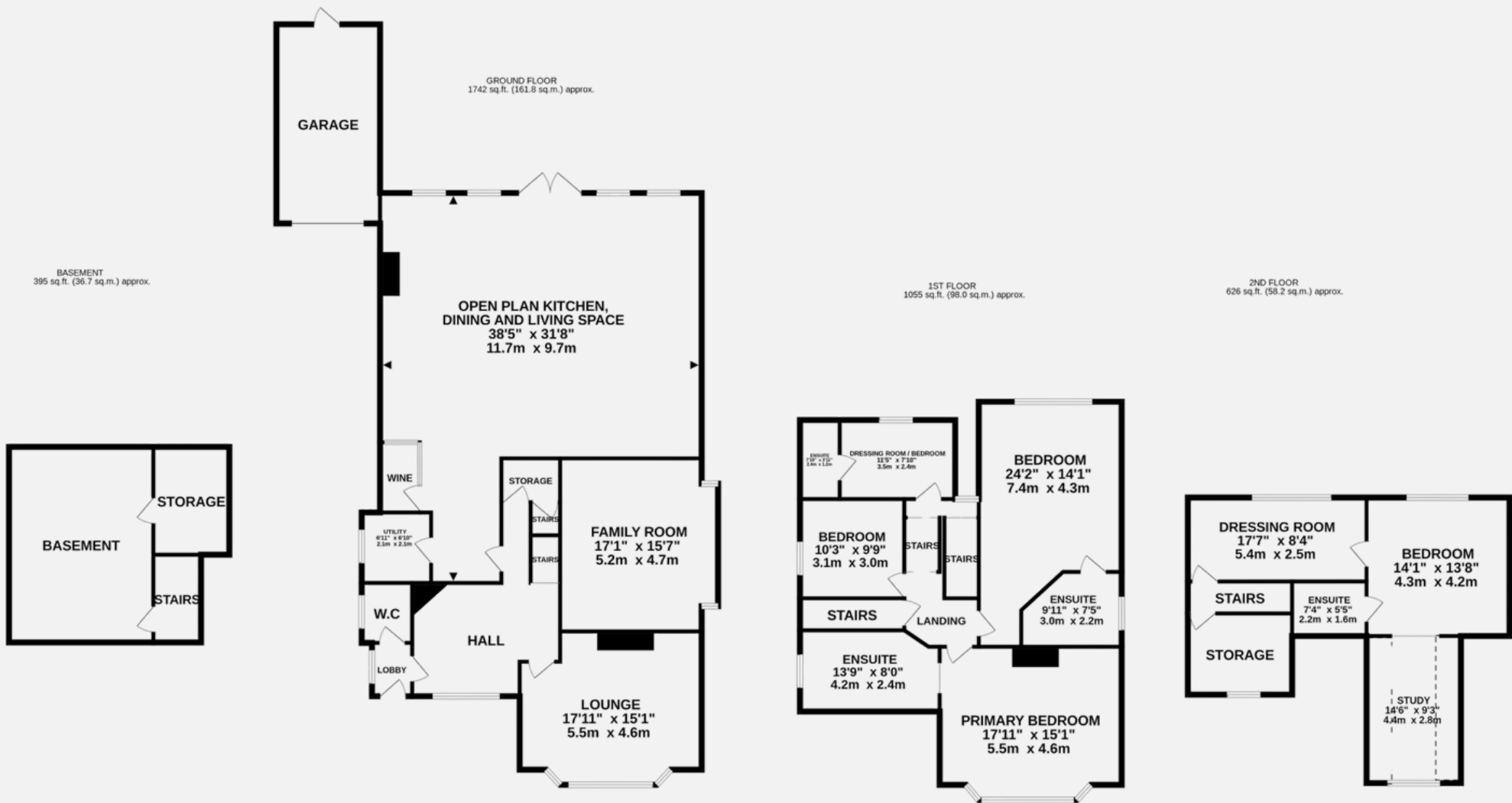
The house just keeps on unravelling as you go upstairs, the large primary bedroom is at the front of the house with a spacious ensuite along with two further double bedrooms, a dressing room (could be bedroom five) and two more en suites.

The top floor feels like its own suite, with a large double bedroom, dressing room, a bit of study or living space and an ensuite.

Let’s talk about the outdoor space, the patio area is just perfect to entertain or just relax and enjoy the outlook of pure greenery all around you.

The garden feels like it goes on forever and gives you all the space you need.





TOTAL FLOOR AREA : 3817 sq.ft. (354.7 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.

Material Information

- Freehold
- Council Tax Band G
- EPC Rating D/60
- Built 1901
- EV Charge point
- Standard Construction
- Broadband Connection: FTTC
- Part of the Sydall Park Conservation Area.
- The sellers intend to link an onward purchase to the sale of this property
- Extended in 2017 with full planning permission and building regulation sign off





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