

103 Woodford Road

Bramhall, Cheshire, SK7 1QB



*mosley jarman*





## 103 Woodford Road, Bramhall, Cheshire, SK7 1QB

**£950,000**

A most handsome detached family residence set on the edge of the hugely desirable Syddal Park conservation area, just a short stroll from the heart of Bramhall village with its wonderful array of amenities and close to Queensgate Primary school. Boasting a sizable corner plot with generous gardens to the front and rear, this characterful home offers extensive accommodation over 4 floors, including a full height cellar offering even further scope for conversion if desired.

The accommodation comprises a large entrance porch leading through to a lovely reception hallway with a charming fire place focal point. Positioned at the front is a bay fronted lounge with dual aspect windows and a woodburning stove. At the rear the dining room has been opened through to the kitchen to create a large open plan kitchen/ dining/ living space with sliding doors opening to a raised decking area and the gardens beyond. The kitchen area is fitted with an extensive range of floor and wall units with space for a large range cooker and there is a large walk in pantry. Off the hallway is a side hall leading to a downstairs WC and giving access to the cellars.

On the first floor the gallery landing leads to 3 double bedrooms, with a huge ensuite bathroom to the principal bedroom, a shower room ensuite to bedroom 2 and an attractive family bathroom as well as the staircase to the second floor. Here you'll find a study landing, a small bedroom with some restricted head height and a wonderful double bedroom conversion with vaulted ceiling and skylight windows with access to useful eaves storage on both sides. At basement level there are sizable, full height chambers, the largest of which has a door leading out to the rear garden, and all offering scope for conversion.

An application to create a new driveway off Woodford Road is currently underway.



- HANDSOME DETACHED FAMILY HOME
- 5 BEDROOMS AND 3 BATHROOMS
- LOUNGE WITH WOODBURNING STOVE
- SHORT WALK TO BRAMHALL VILLAGE CENTRE
- ACCOMMODATION OVER 4 FLOORS
- OPEN PLAN KITCHEN / DINING / LIVING SPACE
- SIZABLE FRONT AND REAR GARDENS
- CLOSE TO QUEENSGATE PRIMARY SCHOOL





### Grounds and Gardens

There are generous gardens to the front, side and rear making the most of this lovely corner plot position with mature privet hedge borders around the front and panel fencing at the rear. A large deck sits adjacent to the rear of the house and there are expansive lawned areas to both sides. An application has been submitted to create a driveway at the front of the property where there is currently a sizable garden frontage.

### Location

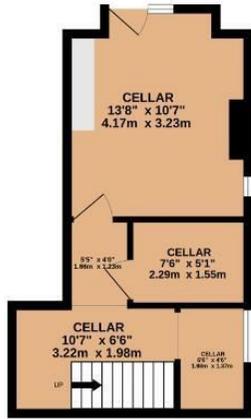
Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least 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 its 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 Bramhall 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.

### Additional Information

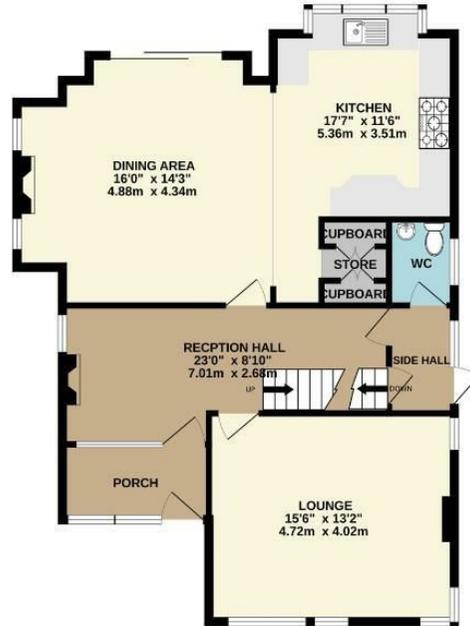
Heating - Gas powered Central heating  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
 Water Meter - Present at property  
 Freehold  
 Broadband providers - Openreach- FTTP (Fibre to 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. (Some limited indoor and outdoor coverage).  
 \*\*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 1QB
What 3 Words:	farm.tube.shell
Council Tax Band:	G
EPC Rating:	E
Tenure:	Freehold

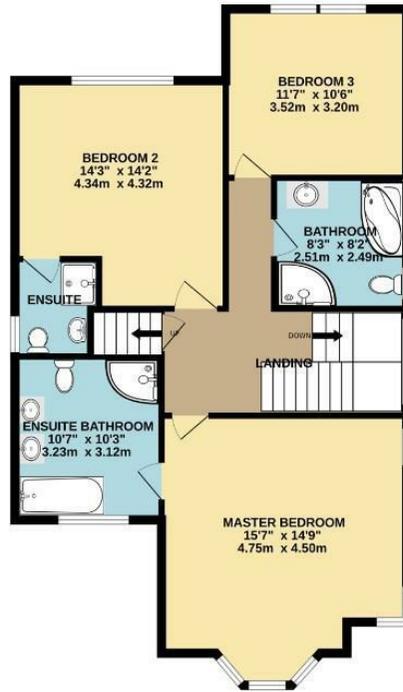
**BASEMENT**  
308 sq.ft. (28.7 sq.m.) approx.



**GROUND FLOOR**  
890 sq.ft. (81.8 sq.m.) approx.



**1ST FLOOR**  
881 sq.ft. (81.3 sq.m.) approx.



**2ND FLOOR**  
390 sq.ft. (36.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2461 sq.ft. (228.7 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.

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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658

[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

*mosley jarman*

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