Ladythorn Crescent, Bramhall, SK7 2HA

SHRIGLEY ROSE & CO
Bespoke Estate Agents

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Rare Opportunity - Occupying a Corner Plot on one of Bramhall's Most Prestigious Roads, this Spacious Four-Bedroom Detached Family Home offers Exceptional Potential, featuring a stunning south-facing orangery, wraparound mature gardens, double garage and generous driveway parking, all within walking distance of Bramhall Village.

Built in 1996 and cherished by the same owners for over thirty years, the property offers an exciting chance for a new family to create a truly outstanding forever home, modernising and enhancing the generous accommodation to suit contemporary living. Set behind traditional, electric, wrought iron double gates and a separate pedestrian entrance, the property immediately impresses with its expansive resin driveway providing parking for up to four vehicles, complemented by a double integral garage with electric up-and-over doors. Slate edging frames the driveway beautifully, while the mature and established front gardens create a wonderful sense of arrival. Protected oak, beech and sycamore trees stand proudly at the front of the property, lending both privacy and a picturesque setting, whilst mature planting and beautifully manicured lawns enhance the home's distinguished kerb appeal.

A large brick-built porch welcomes you into an impressive entrance hall where a magnificent mahogany staircase rises to the galleried first-floor landing above. The hallway itself is wonderfully spacious, setting the tone for the generous proportions found throughout the home, with useful under-stairs storage complete with lighting. From the moment you step inside, it is clear that this is a home designed with family living in mind, offering versatile spaces that can adapt effortlessly to changing lifestyles.

To the left of the hallway, a versatile reception room currently used as a reading room offers endless possibilities as a snug, children's playroom, home office or library. To the right, elegant double glazed doors open into a substantial sitting room, a wonderfully bright and welcoming space enjoying a triple aspect overlooking the wraparound gardens. A marble fireplace with gas fire provides a striking focal point, whilst French doors connect seamlessly to the rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months. A conveniently positioned ground floor WC serves this side of the house.Further along the hallway, a large cloakroom with double doors provides excellent storage before a door on the left leads through to the integral double garage that includes a loft. Beyond lies the utility room, fitted with tiled flooring, a stainless steel sink, storage cupboards and plumbing for laundry appliances, together with direct access to the side of the property.

The kitchen sits at the heart of the home and enjoys delightful views across the gardens from the sink. It is fitted with an AEG double oven, Panasonic microwave, gas hob and integrated wine storage. The layout has been thoughtfully designed to connect a range of family and entertaining spaces. Double doors open into a comfortable television room, which in turn features another set of double doors opening into the stunning orangery.

Constructed in 2021, the orangery is undoubtedly one of the standout features of the property. Bathed in natural light from its desirable south-facing orientation, this beautiful room offers a superb contemporary entertaining space with elegant perimeter ceiling lighting and French doors opening onto the garden. Whether hosting large family gatherings or simply enjoying a quiet morning coffee, the orangery creates a wonderful connection with the surrounding outdoor space. Stepping outside, an Indian sandstone patio extends around the property, creating multiple seating and entertaining areas that make the most of the garden’s sunny aspects.

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The formal dining room provides a more traditional entertaining environment, enjoying a triple aspect, high ceilings and attractive picture rails that enhance the sense of grandeur. Generous proportions and garden views ensure it remains an elegant setting for both everyday family life and special occasions.

Ascending to the first floor, the impressive gallery landing leads to four excellent double bedrooms and the principal family bathroom. The bathroom itself is exceptionally spacious and, like much of the home, offers enormous scope for stylish modernisation. Opposite sits a useful airing cupboard housing a large hot water tank.

The principal bedroom enjoys views over the rear garden and benefits from an extensive wall of fitted wardrobes complete with internal lighting. A further hidden storage area provides access into the eaves, ideal for storing suitcases and seasonal items. The generous en-suite bathroom serves the bedroom and offers excellent proportions for future refurbishment.

Bedroom two overlooks the front of the property and benefits from fitted wardrobes, additional built-in storage and its own en-suite shower room. Bedroom three also enjoys fitted wardrobes and attractive garden views, whilst bedroom four, although the smallest of the bedrooms, remains a comfortable double room complete with fitted wardrobes and views towards the front gardens.

Additional practical features include a boarded loft accessed from the landing, outdoor lighting, an external tap and electrical supply to the garden, creating opportunities for enhanced landscaping, lighting schemes or garden buildings.

The gardens themselves are a particular highlight. Wrapping around three sides of the property, they provide a wonderful sense of space, privacy and tranquillity rarely found. Beautifully maintained lawns are framed by mature planting and established boundaries, creating year-round interest and a peaceful backdrop to family life. In one corner of the garden sits a charming wooden summer house with its own patio area, providing the perfect retreat for relaxing, reading or enjoying the sunshine. The wraparound Indian sandstone patio further enhances the outdoor lifestyle on offer, creating numerous spaces for entertaining, alfresco dining or simply enjoying the mature garden setting.

While the property would benefit from modernisation throughout, it represents an exciting blank canvas and a genuinely rare opportunity to create a bespoke family home in a highly prestigious location. The generous plot, substantial accommodation and exceptional position combine to offer outstanding potential for renovation and future value enhancement.

The Current Owners Love:

- The exceptional sense of space both inside and out, with generous rooms and a substantial wraparound garden.
- The peaceful atmosphere created by the mature gardens, established trees and private corner plot setting.
- The flexibility of the home, which has adapted effortlessly to family life, entertaining and quieter moments over the years.

Key Features:

- Prestigious Ladythorn Crescent location within walking distance of Bramhall Village
- Substantial four-bedroom detached family home on a generous corner plot
- Stunning south-facing orangery added in 2021 with garden access
- Three versatile reception rooms plus kitchen, utility and cloakroom
- Principal bedroom and guest bedroom with en-suite facilities
- Wraparound mature gardens with Indian sandstone patios and summer house
- Resin driveway, double garage and parking for multiple vehicles with exceptional renovation potential throughout

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2828 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
6.10m x 4.65m

Dining Room
4.58m x 3.54m

Conservatory
4.27m x 3.72m

Sitting Room
4.12m x 3.41m

Kitchen
3.81m x 3.53m

Utility Room
2.51m x 2.18m

Garage
6.34m x 5.25m

Wc
Reception Room
4.35m x 2.67m

Bedroom 1
4.50m x 3.84m

En-suite
3.53m x 2.01m

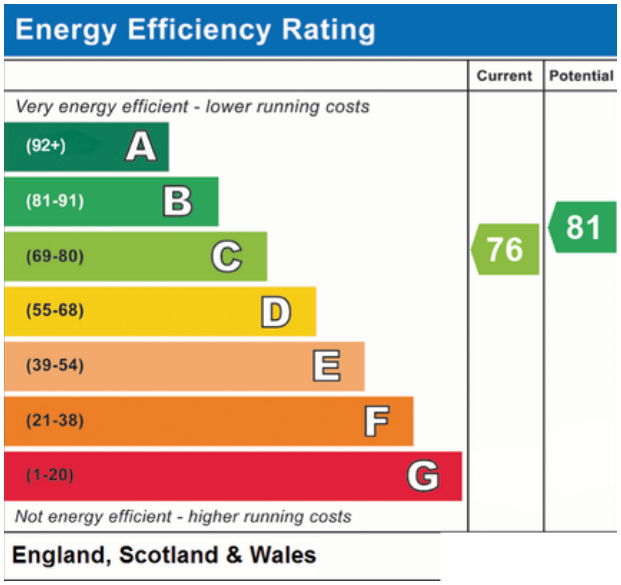
Bedroom 2
3.53m x 3.02m

Bathroom 1
3.23m x 3.05m

Bedroom 3
3.46m x 3.27m

Bathroom 2
3.76m x 3.10m

Bedroom 4
3.58m x 3.56m



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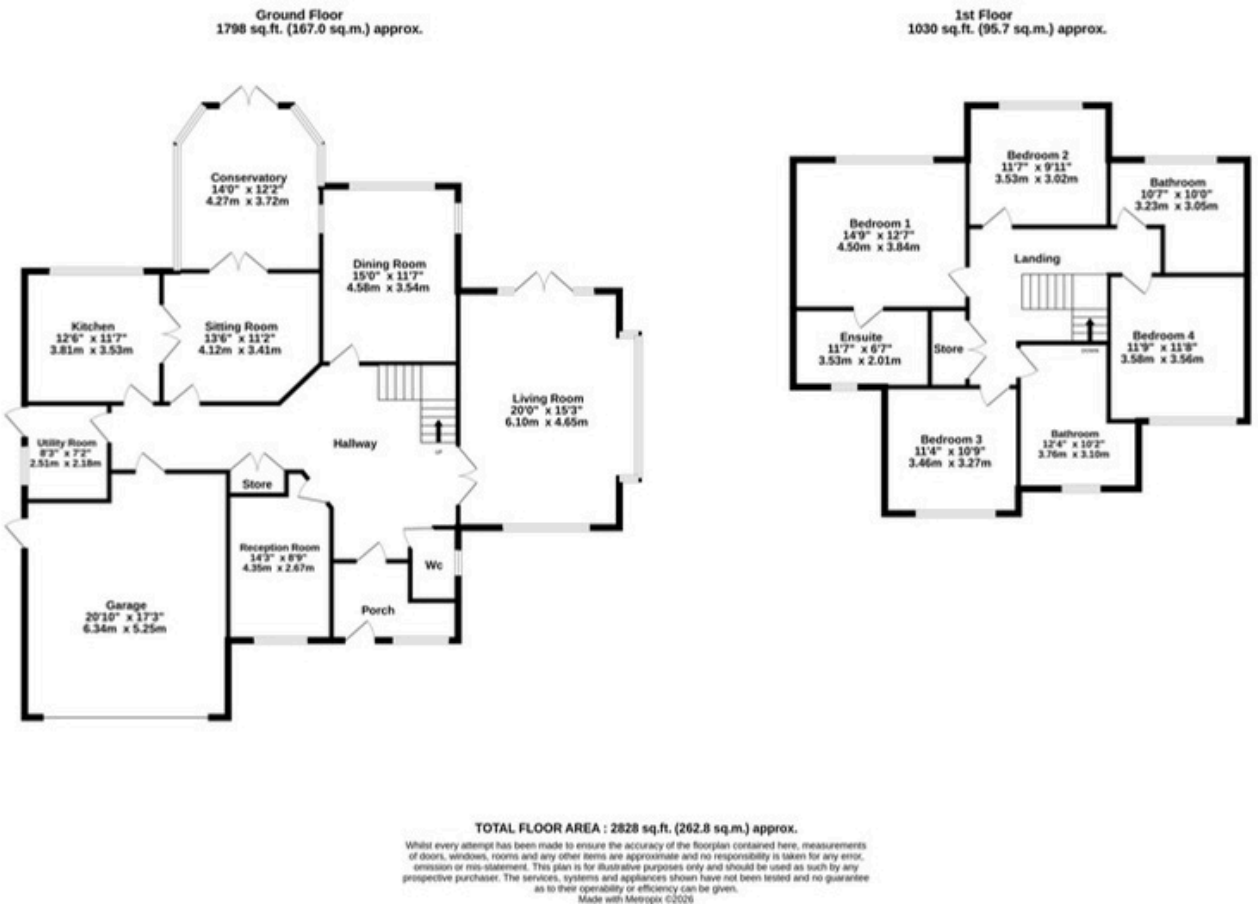

TOTAL FLOOR AREA : 2828 sq.ft. (262.8 sq.m.) approx.

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