



25 Ogden Road, Bramhall – SK7 1HJ

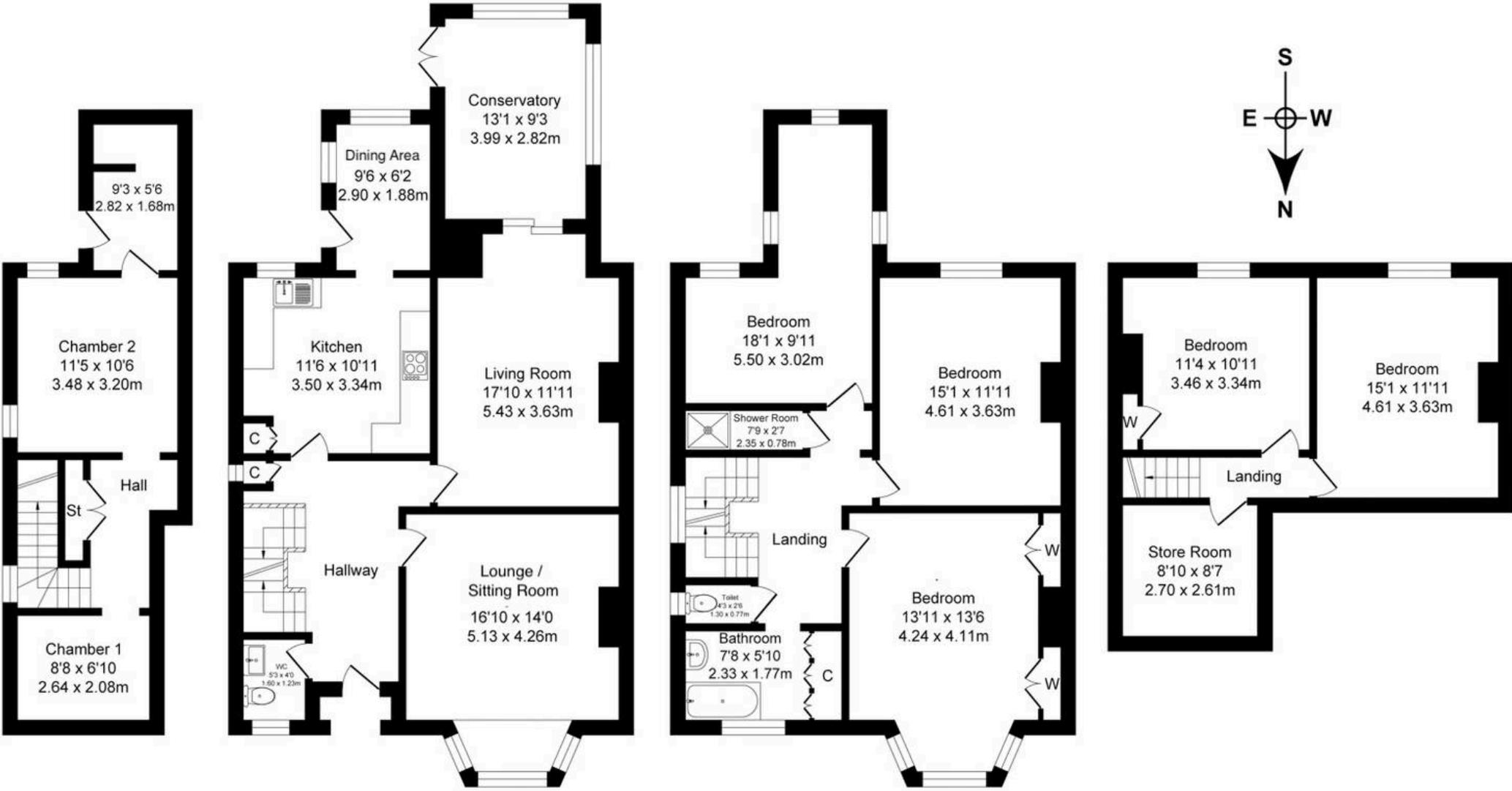
Guide Price £885,000



# Ogden Road, Bramhall

Total Approx. Floor Area 2508 Sq.ft. (233.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Lower Ground Floor**  
 Approx. Floor Area 333 Sq.Ft (30.9 Sq.M.)

**Ground Floor**  
 Approx. Floor Area 946 Sq.Ft (87.9 Sq.M.)

**First Floor**  
 Approx. Floor Area 795 Sq.Ft (73.9 Sq.M.)

**Second Floor**  
 Approx. Floor Area 434 Sq.Ft (40.3 Sq.M.)







Built in 1904, this handsome Edwardian home occupies a superb position on one of Bramhall's most desirable roads, right in the heart of the Syddal Park Conservation Area and just a short walk from the village. Set on a fantastic plot with a large south-facing rear garden, it offers the kind of space, character and location that long-term family buyers are always searching for.

The house immediately conveys a sense of proportion and permanence, with generous ceiling heights and well-balanced rooms arranged over four levels. The welcoming hallway leads through to elegant reception spaces, including a bay-fronted reception room, which we have labelled lounge / sitting room. This spacious room could be ideal for cosy evenings, and offers multi-functional space. Towards the rear of the accommodation there is a large living room which adds yet more family-size space to relax in, and this spacious reception room leads through to the light bright and airy conservatory which has under-floor heating, and enjoys open views of the large South facing rear garden. The kitchen leads through to the dining area which makes it the ideal space for entertaining, be that formal evening meals or a more informal dining space.

Upstairs, the bedroom accommodation is both spacious and versatile, arranged across the first and second floors. The principal rooms are excellent doubles with plenty of natural light, while additional bedrooms provide ideal space for children, guests or home working. The layout gives families room to grow, with options to create dedicated study areas, playrooms or teenage retreats as required. A family bathroom with under-floor heating is complemented by the additional shower room adding practicality to everyday living.

The lower ground floor cellars, with their external access, offer valuable additional space. Whether used for storage, hobbies, a workshop or potential future conversion (subject to any necessary consents), they enhance the flexibility of the property in a way that modern homes rarely can.

Outside, the south-facing rear garden is a standout feature. Generous in size and enjoying sunlight throughout the day, it provides a safe and private environment for children to play, space for summer entertaining, and room for keen gardeners to make their mark. The plot itself is a major asset, combining privacy with proximity to the village centre.

Location is key for family buyers, and this home delivers. Bramhall Village is within easy walking distance, offering a wide range of shops, cafés and restaurants, along with well-regarded schools and convenient transport links. Properties of this scale and character in such a prime conservation setting are rare to the market, particularly those offering both adaptable accommodation and a truly family-friendly garden.

This is a home designed not just to move into, but to grow into – combining period charm, space and an exceptional setting in one of Bramhall's most sought-after locations.

**IMPORTANT INFORMATION also know as MATERIAL INFORMATION**

- 1.
- 2.
- 3.

**Tenure:** Freehold

**Location:** Conservation Area

**Material Information:** Please read below

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**DISCLAIMER**

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

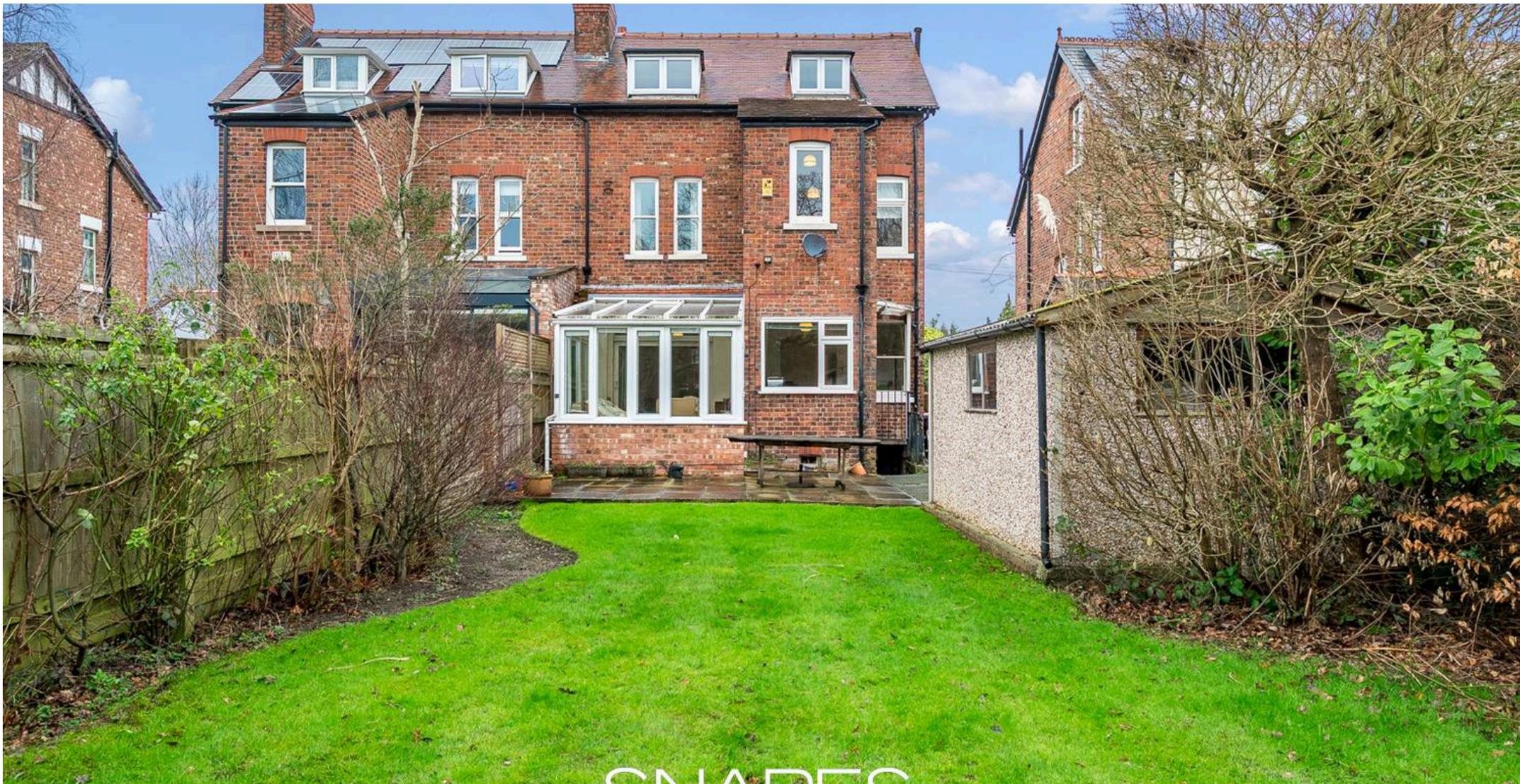
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EPC Rating: E



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