

Part Exchange
Considered



Sandiway, Bramhall, Stockport, SK7 3BP

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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An impressive and highly versatile family home set within Bramhall, offering generous accommodation, carefully zoned living spaces and a superb standard of finish throughout.

This substantial and extensively remodelled home occupies a generous plot on the sought-after 'Sandiway' road in Bramhall. Originally purchased as a three-bedroom bungalow, the property has been thoughtfully reimagined over the past two decades to create a substantial and versatile five-bedroom residence, offering four bathrooms, four reception rooms and a separate garden room.

The accommodation has been carefully planned, with most bedrooms positioned to the front of the home and the principal living spaces enjoying a rear aspect, providing a natural separation between private and social areas. A solid metal composite security door opens into a striking reception hall, finished with Indian stone flooring, a slate feature wall and built-in bench seating. Underfloor heating runs throughout the ground floor, with the exception of the garage conversion.

To the right, the former garage has been transformed into a self-contained bedroom with its own sitting room, ideal for guests or multi-generational living. This wing includes fitted storage, a pine staircase leading to a mezzanine with glass balustrade, electric blackout blinds and dual-aspect roof glazing. A steam shower room adjacent and access to the utility area further enhance its independence.

The main hallway continues with natural wood flooring, bespoke storage, a curved architectural wall and a high ceiling with rooflight above the landing. High-quality internal doors are fitted throughout, reflecting the home's refined finish.

All bedrooms are generously proportioned doubles. Several feature bay windows with plantation shutters and extensive fitted furniture. The principal bedroom is a particular highlight, enjoying a large bay window, lantern ceiling, skylights and electric blinds, with glazed doors opening onto a wrap-around front patio with glass balustrade. A walk-in wardrobe leads to a luxurious ensuite with underfloor heating, walk-in shower and his-and-hers basins.

The living room is positioned to the rear of the home and is beautifully appointed with a contemporary wall-mounted gas fire, modern radiators, rooflights and dual-aspect glazing. Expansive bi-fold doors, together with a full-length window, open directly onto the private courtyard garden, creating a strong connection between indoor and outdoor living. From this space, stairs with a sleek glass balustrade rise to a generous eave's storage space.





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The dining room and kitchen are beautifully connected, creating an ideal space for entertaining. The kitchen is finished with porcelain tiled flooring and underfloor heating, granite worktops and a comprehensive range of integrated appliances, including double ovens, microwave, gas hob and dishwasher. A central breakfast bar with concealed storage is complemented by multiple skylights and a window positioned above the sink. Beyond the kitchen, the utility room functions as a secondary preparation space with additional cooking appliances (currently used as a second kitchen), and direct access to the enclosed side passage leading to the separate garden room. The garden room is currently used as a gym. This space benefits from glazed doors, power, lighting and shutters.

Outside, the rear courtyard garden is fully enclosed, private and not overlooked, creating a secure and tranquil setting. A garden room currently used as a gym is a nice addition, could be office. To the front, a four-car driveway is framed by lawned areas and veranda-style decking wrapping around the property. Spanish slate roofing mirrors the interior slate feature wall, creating a cohesive and considered aesthetic. Electric gates and boundary security cameras provide additional peace of mind.

This is a distinctive home offering exceptional flexibility, high-quality finishes and carefully zoned accommodation, perfectly suited to modern family life, entertaining and extended guest arrangements. It is within walking distance of Bramhall Park, a short drive from Bramhall village, and close to Woodsmoor train station and all major motorway links. The property also falls within the catchment for highly regarded schools, including Nevill Road Infant School and Bramhall High School.

The Current Owners Love:

- The bespoke architectural design
- The privacy of the plot
- The excellent location

We Have Noticed:

- Highly flexible living accommodation
- Impressive specification throughout
- Fabulous value for money







Key Features:

- Substantial five-bedroom, four-bathroom family home with four reception rooms and a separate garden room
- Extensively remodelled from a former three-bedroom bungalow, offering flexible and well-zoned accommodation. Large, versatile reception spaces, including living and dining rooms, ideal for family gatherings, entertaining and daily family life
- Utility room and secondary kitchen preparation area
- Self-contained sitting/living area with mezzanine, fitted storage, an adjacent steam shower and utility access, ideal for guests or multi-generational living
- Principal bedroom with lantern ceiling, skylights, wrap-around balcony, walk-in wardrobe and luxurious ensuite with underfloor heating
- Secure and private outdoor spaces: rear courtyard not overlooked with a garden room, front lawn, four-car driveway, veranda-style decking, electric gates, and boundary cameras

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2339 sqft

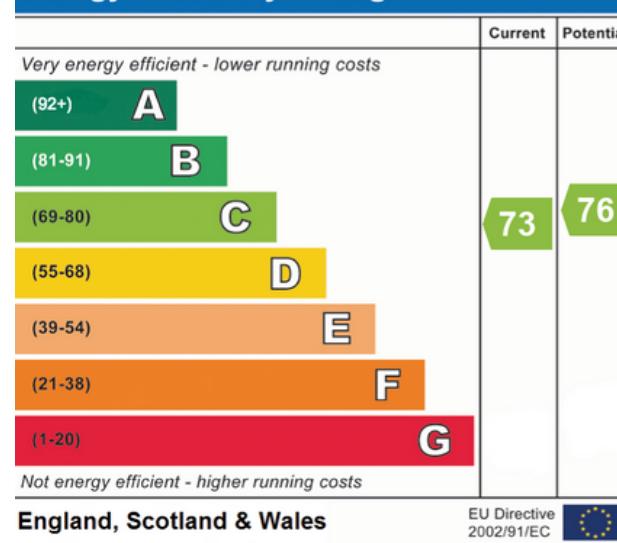
Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room	
3.89m x 6.12m	
Dining Room	
2.97m x 4.67m	
Kitchen/Breakfast Room	
4.71m x 4.96m	
Utility Room	
2.42m x 4.52m	
Sitting Room	
2.83m x 5.53m	
Shower Room	
1.73m x 1.65	
Bedroom 1	
3.61m x 8.08m	
En-suite	
1.62m x 3.61m	
Walk in Wardrobe	
Bedroom 2	
3.28m x 4.20m	
Bedroom 3	
3.28m x 3.51m	
Bathroom	
2.01m x 1.75m	
Bedroom 4	
2.85m x 4.70m	
Shower Room	
0.74m x 4.77m	
Bedroom 5	
2.97m x 3.20m	
Eaves Storage	
Garden Room	
1.88m x 4.39m	

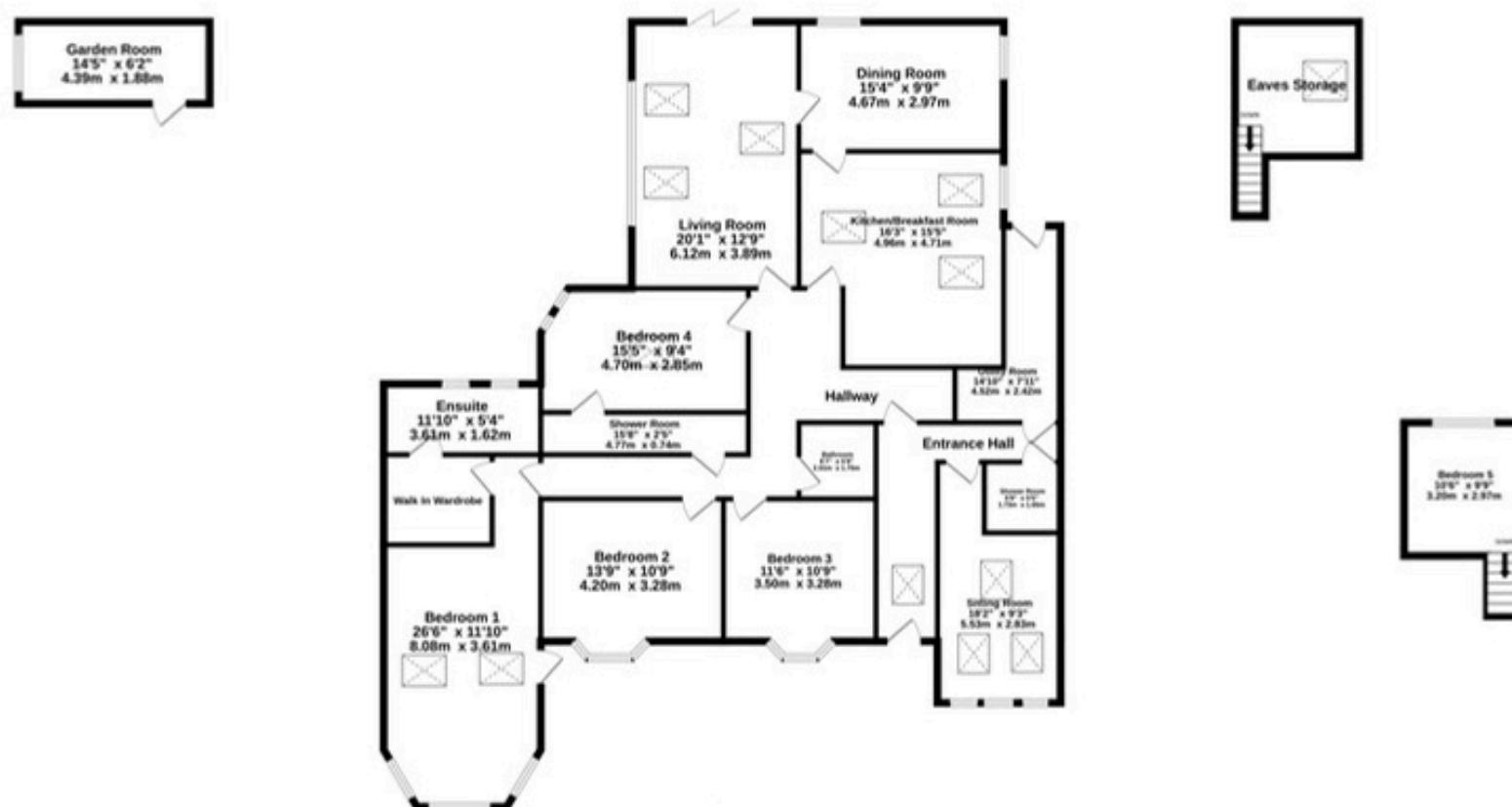


Energy Efficiency Rating





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



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