

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 3EP

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South, Bramhall, SK7 3EP

Welcome to a beautifully presented, private & detached, five-bedroom home situated on the leafy and ever-popular Bramhall Lane South, a stones throw from the picturesque and historic Bramhall Park. Boasting five bedrooms, three bathrooms and three spacious, versatile reception rooms – this home combines luxurious charm with modern family living – providing an abundance of both indoor and outdoor space. Approaching a black pair of grand, electric gates, you arrive at a gated residential community in which a long, prestigious & sweeping driveway fitted with an EV charger leads you a luxurious classic brick façade with a bay fronted window. Upon entering you're welcomed by a charming stone-fronted porch, leading to an inviting Farrow & Ball Dix Blue front door. An expansive entrance hall, flooded with natural light, provides the initial impression of space that is continuous throughout. Through original, timber, double doors you will find an elegant and inviting living room with plush carpet and a soothing gas fireplace – perfect for cosy evenings, winding down with loved ones. Continuing the ground floor through an additional set of double doors, an impressive dining room instantly draws you in. This beautifully designed space seamlessly blends indoor and outdoor living, featuring VELUX skylights, sliding, double-width bi-fold doors, and a striking glazed gable roof. Bathed in natural light, it's the perfect spot to unwind with a favourite book while enjoying the sunshine. Neutral-toned walls enhance the sense of tranquillity, while porcelain tiles flow effortlessly from the interior to the outdoor entertaining area. Here, a pergola provides a sheltered seating space, overlooking the private, east-west facing rear garden. Furthermore, the contemporarily-styled living kitchen area is equally as impressive providing style, practicality and a welcoming atmosphere. Here you'll find integrated Siemens appliances, including a 4-ring induction hob, two double ovens, a combination oven/microwave, double warming drawers and a built-in coffee machine. This space also features a Quooker hot tap, a full-sized larder cupboard, built in speakers and wet underfloor heating – for an added feel of sophistication that is further enhanced by a zoned Lutron lighting system. Comprising of a full-sized fridge, freezer and larder – the kitchen provides plenty of storage space for all the family. A snug completes this stunning kitchen, providing the perfect spot to relax with a coffee, enjoy a moment of quiet, or gather with family in a more intimate setting. Enhancing this space further, sliding doors, with electric blinds, open out to the rear garden – effortlessly connecting the ground floor perfect for alfresco dining and outdoor entertaining. A truly turn-key home! Ascending to the first floor, you are met with a beautifully designed landing that reflects the elegance of the home, complete with useful storage. The master suite exudes pristine sophistication, featuring sleek, internally illuminated, fitted wardrobes and a generously sized en-suite with a luxurious 1500mm shower, his-and-hers basins, a wall hung WC and vanity units. Bedroom two also benefits from fitted wardrobes and its own en-suite, ensuring comfort and convenience. Each bedroom is spacious and well-proportioned, with the fifth bedroom currently serving as a dual study with fitted furniture—ideal for working from home or creating a versatile space to suit your needs. A well-appointed family bathroom completes the floor. Bramhall Lane South presents a once-in-a-lifetime opportunity to embrace a luxurious family lifestyle.





Bramhall Lane South, Bramhall, SK7 3EP

Offering 2,600 square feet of living space, this home provides privacy and room to grow. Beautifully extended at the rear, it has been thoughtfully designed to create a seamless flow of living throughout, making it the perfect space for both everyday living and entertaining. All bedrooms on the first floor feature fitted furniture to maximise the space. The family bathroom features a bath, a separate shower enclosure, a contemporary vanity unit and is complemented by a black tap and shower fittings.



The Current Owners Love:

- The secure, quiet, private location on the doorstep of the park
- Easy access into Bramhall village
- The dining room which is perfect for entertaining!

We Have Noticed:

- Rare Gated Hamlet
- Private, Secure, Unique Home
- Like Brand New Throughout





Key Features:

- A turn-key home with high end finishes throughout
- Beautifully extended at the rear, it has been thoughtfully designed to create a seamless flow of indoor/outdoor living
- Set back on a private, gated driveway in an enviable position
- Boasting five bedrooms, three bathrooms and three receptions rooms – this home combines luxurious charm with modern family living
- Offering 2,600 square feet of living space, this home provides privacy and room to grow
- Located on the prestigious Bramhall Lane South within walking distance to the leafy Bramhall Park

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2598

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Hallway

Storage

WC

Living Room 17'8" x 13'7" (5.38m x 4.14m)

Sitting/Dining Room 27'7" x 13'7" (8.41m x 4.14m)

Living Kitchen 26'10" x 15'5" (8.18m x 4.7m)

Utility Room 11'0" x 3'4" (3.35m x 1.02m)

Garage 17'5" x 16'9" (5.31m x 5.11m)

Landing

Bedroom 1 17'5" x 14'10" (5.31m x 4.52m)

Storage

Ensuite 8'11" x 6'10" (2.72m x 2.08m)

Bedroom 3 14'0" x 12'9" (4.27m x 3.89m)

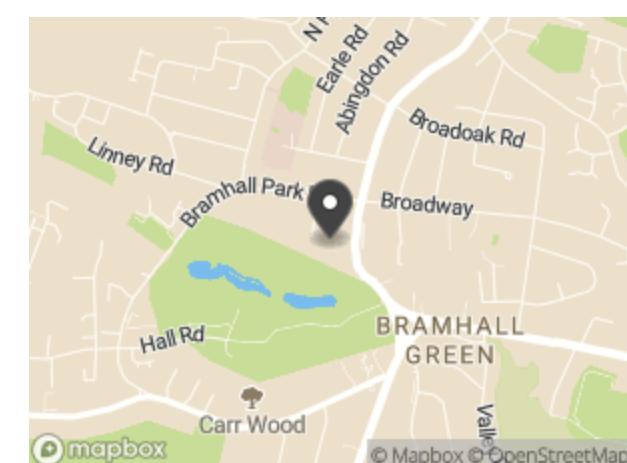
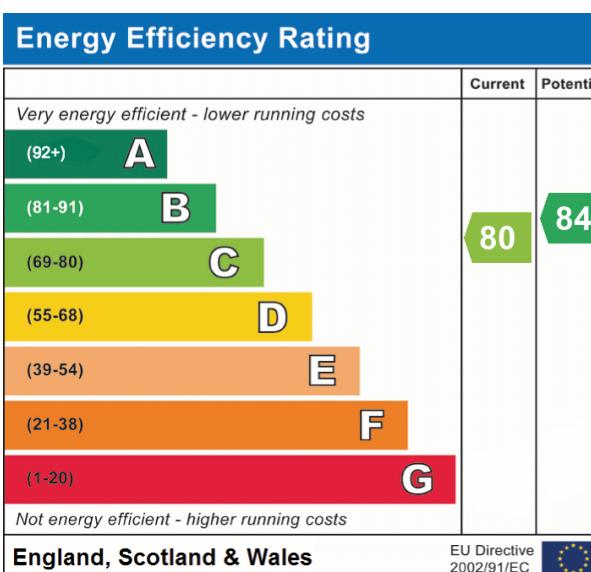
Bedroom 4 13'4" x 12'9" (4.06m x 3.89m)

Bedroom 5 9'6" x 9'1" (2.9m x 2.77m)

Bedroom 2 11'2" x 9'6" (3.4m x 2.9m)

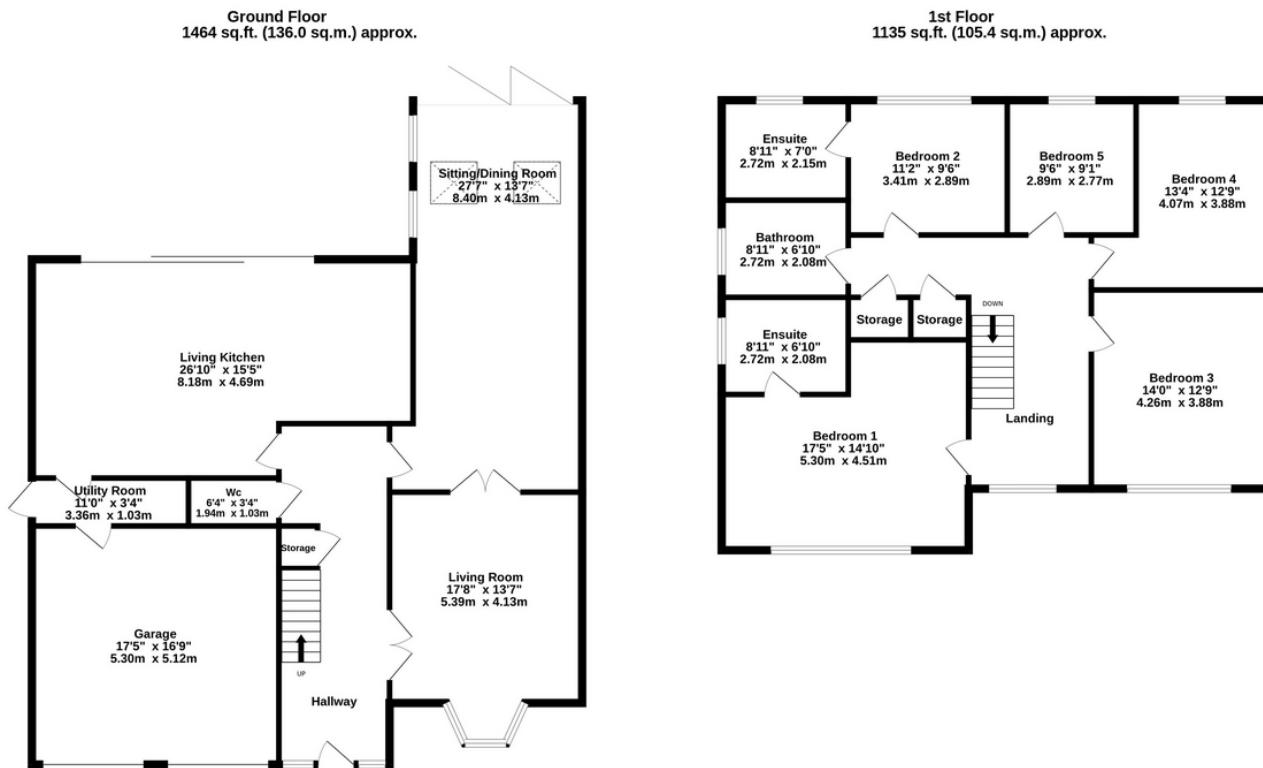
Ensuite 8'11" x 7'0" (2.72m x 2.13m)

Bathroom 8'11" x 6'10" (2.72m x 2.08m)





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



TOTAL FLOOR AREA : 2598 sq.ft. (241.4 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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