



Greylands
Carrwood Road, Bramhall

“This location is ideal. We are near everything we need.”





“We have loved this house. As soon as we saw it, we saw potential – and a superb garden.”

WELCOME HOME

Greylands

No expense or effort was spared in creating this perfect family home. Every feature and every fitting, in fact every little detail, has been carefully planned to deliver maximum space, light, and flow - all while facilitating family harmony and comfort. Here, the boundless beauty and understated elegance are never, ever at the expense of cosiness and homeliness, despite substantial proportions and sleek fittings. All those quintessential mod cons only add to the fact that this is a home to live in and love, but one which will also impress.

A smart and stylish front door invites visitors into a light, bright and airy entrance hall from which the house expands almost organically. Oak flooring is laid throughout the lower living spaces, with a practical, although still exceptionally stylish, luxury tile-effect flooring to the kitchen. Two beautiful reception rooms – both spacious and flooded with natural light – lead immediately from the hallway. The first, a perfect sitting room or generously proportioned snug, was originally two rooms - so now, there's space for all the family and friends too. It's a space simply made for relaxing evenings with a film and a good glass of something rich, fruity and full of body; this is a room one can imagine collapsing into, at the end of a long day, with a contented sigh. Unsurprisingly, natural light abounds, thanks to two windows. The next reception room currently serves as a delightful formal dining room, accommodating a capacious table – family Christmas dinners will be, and indeed for many years have been - wonderful here. This room has aspects over the front and rear garden and further windows to the side, affording an incredible amount of light. The first of many surprises this home springs, a versatile and light-filled family room – which is currently a bar room, complete with a wood-panelled bar - leads from the dining room. Another generously proportioned room, this could



A HOME OF WARMTH AND WOWS

A breathtaking indoor pool is tropically warm and inviting, housed in a stunning, purpose-built and painstakingly maintained hardwood pool room. Again, this space is perfect for entertaining – stone flooring accommodates plenty of seating while further doors lead out to the garden. A plant room leads from the pool room, controlling heat throughout and offering storage – and exceptionally handy drying space, while a light and contemporary changing room also houses a Mira touch screen power shower and further downstairs loo.

“This is the perfect party hub – or the ideal place for young children to learn to swim.”

Greylands





“This room has hosted the most amazing parties. It was made for entertaining.”



"We have LOVED this house. It was tired, it was run down, so we did everything – it's been a real labour of love and will be the perfect home for another family now."



The beating heart of this breathtaking family home, this bespoke kitchen, created by local firm, Byles, boasts a run of white, high gloss cabinets affording storage for days and all the workspace one could dream of. Sleek, state-of-the-art appliances, expansive storage, and a vast kitchen island house everything one could hope for while allowing Chef to enjoy social and family life – the island faces directly into a comfortable sitting area, while to the side is a dining table. The utility zone, though to the side, is open into the kitchen, thus not diminishing space and light one iota



AN ABOVE PAR APPROACH ...

Location is everything, almost. Any estate agent or property expert knows that, and Greylands, on Carrwood Road, boasts one of the most enviable locations locally. Standing proud on an unquestionably sought-after road – and that's no idle boast, in an already sought-after area - and within a short walk of both beautiful Bramhall Park and the highly-regarded Bramall Park Golf Club. Moreover, Carrwood Road is within easy reach of both local village centres - Bramhall and Cheadle Hulme - and the countless delights and amenities each has to offer.

Greylands



Greylands, a pleasing 1930s build with many classically arts-and-crafts features, sits proudly within a spacious plot. A welcoming and immaculate block-paved frontage – with room for all the family's cars as well as any visiting vehicles - is softened by an equally generous front lawn, all secured by wide and reassuringly robust fob-entry gates – which can be set to a timer - and enhanced with subtle, undemanding planting and ornamental trees. The obvious care of both garden and driveway is the first indication that this home has been truly cherished and cared for.



This is a property which looks perfectly at home here, on a road comprised of a well-balanced mix of traditional Edwardian and arts-and-crafts properties, and sympathetically remodelled houses, all substantial and all with character. It is also one which delivers several surprises, of which more later.

TIME TO SLEEP



The more traditional staircase leads from the entrance hall to a landing and four of the five bedrooms, plus a roomy family bathroom and separate WC. The largest of these four rooms, overlooking the front garden, benefits from a large and luxurious ensuite. Three of the five bedrooms are generous doubles, and two include fitted wardrobes.

A passage leads from the landing back toward that incredible office space and then into – again, quite unexpected – a versatile dressing area with a range of huge closets. This space then opens into the master bedroom, complete with another opulent and stylish ensuite including a Mira touchscreen power shower.

Again, the feeling of light and space abound while character and charm are unabated.

Greylands



ONWARDS AND UPWARDS AGAIN...



There are two staircases, one of which is an ornate wrought-iron spiral staircase. This heads from the living kitchen into a splendid, sizeable and rather unexpected office and playroom space, with ample storage, which is simply perfect for working from home.



OUTSIDE



The garden itself is laid predominantly to well-kept and lush, green lawn, which extends around one side of the house too. Shrubs, hedges and planting are both aesthetically pleasing and offer tremendous privacy and peace. There's also a pretty summerhouse, a large, detached garage – which could easily become a gym, office or even another room, as could the attached garage accessed from the kitchen - and paved patio areas affording space for several seating areas, barbecues or outdoor kitchens.

This is a dream home, and for someone, it's about to come true.

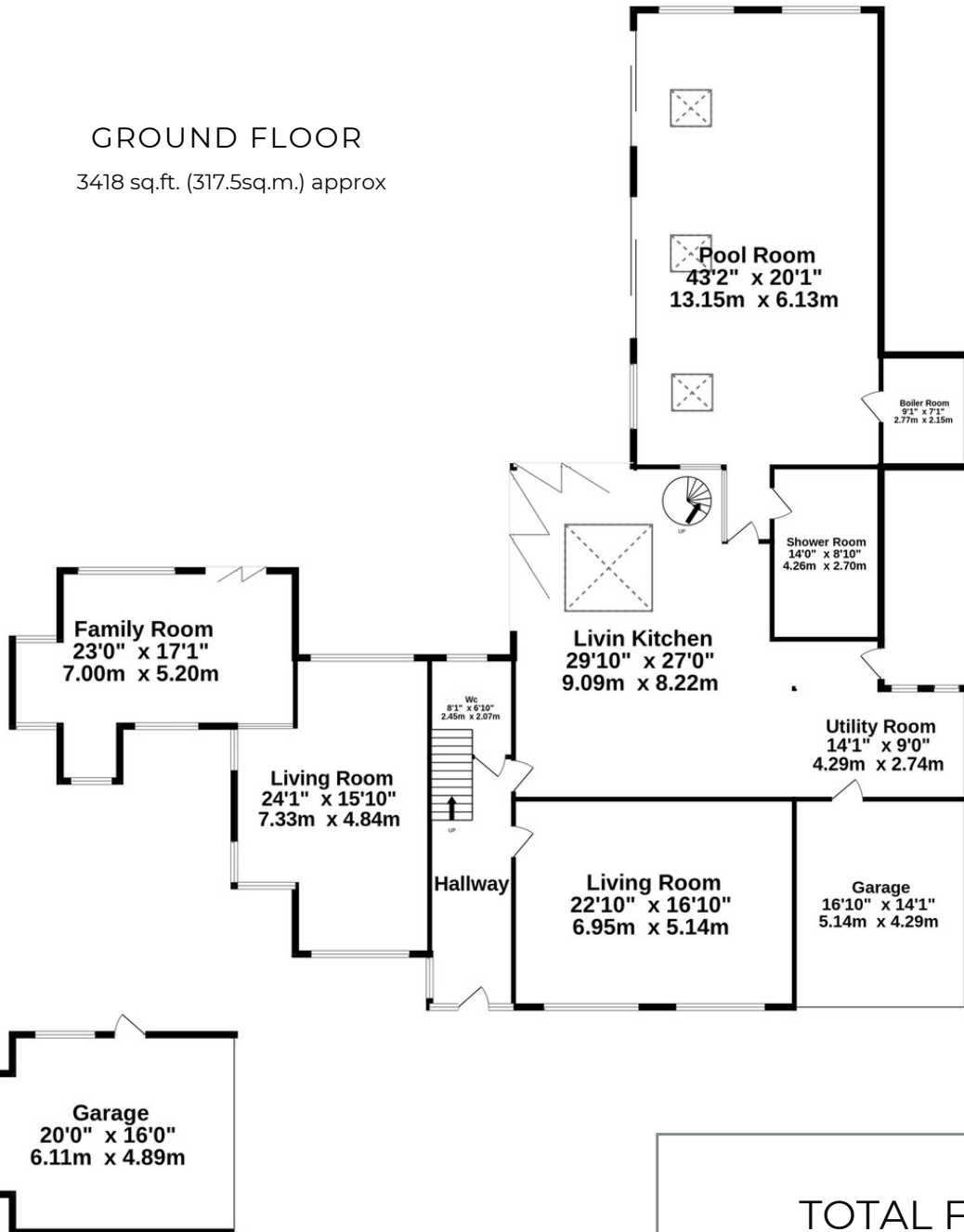


OUTSIDE



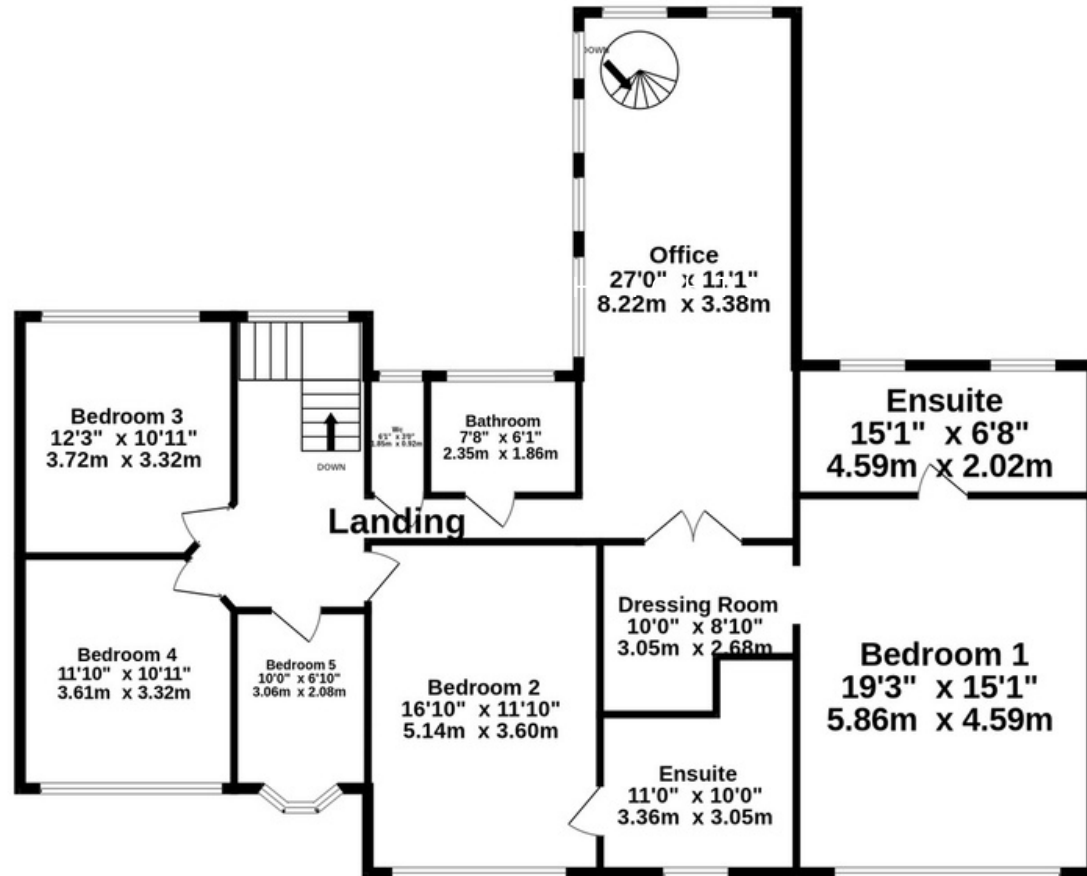
GROUND FLOOR

3418 sq.ft. (317.5sq.m.) approx



FIRST FLOOR

1 576 sq.ft. (146.4 sq.m.) approx



TOTAL FLOOR AREA
4994 sq. ft. (463.9 sq.m.) approx

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

HIGHLIGHTS



- Prestigious Carrwood Road location - With Bramhall Park on your doorstep and close to both Bramhall and Cheadle Hulme villages
- Beautiful 1930s Arts & Crafts home – full of character, charm and high-quality modern finishes
- Five bedrooms & multiple living spaces – perfect for family life, entertaining and home working
- 'Greylands' offers expansive wraparound garden – private, landscaped with patios, summerhouse and garage conversion potential
- Incredible open-plan kitchen – bespoke design with Electric AGA, vast island and bifold doors to the garden
- Secure gated frontage with ample parking – elegant approach with mature planting and lawn
- A showstopping indoor pool, housed in a bespoke hardwood room with stone flooring, leads to a changing room, power shower and access to the garden- making it the perfect year-round retreat
- A summerhouse and two garages (with potential for conversion to gym, studio or office) add further flexibility to suit your lifestyle
- Outstanding local schools, parks & amenities – everything you need within easy reach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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