



SANTAI

— BRAMHALL —

SETTLE INTO YOUR SURROUNDINGS

Located in a highly sought-after area of Bramhall, this distinctive home offers the new owners ample living space with secluded gardens to the rear complete with a detached summerhouse, which can be utilised as a home gym or office, and attractive living spaces internally.

“The summer house is a great space for entertaining with BBQs”.



EXPLORING THE GROUNDS



To the front of the property there is a generous driveway providing parking for several vehicles with a lawned area incorporated. Moving round the home to the beautifully balanced rear garden is where you stand and think 'oh, wow'. Completed to a high specification, the rear garden is home to a detached summer house with doors and this is set amongst patio, artificial lawn, and composite decking areas with pockets of plants and greenery carefully planned throughout to add to the overall attractiveness of this outdoor space. This is a great area for relaxing in the evening time or entertaining your guests. As well as ample private parking this home also benefits from an integral double garage.



"It's very peaceful in the rear garden – one of the homes' best features".



STEP INSIDE



No expense has been spared in the craftsmanship of this fabulous 3 double bedroom home and as you step inside from under the covered canopy porch, you can feel it. Natural light bathes the spacious reception hallway and moves through the home as you do. Standing still as you step inside on your left is where you can access the double garage and on your right is the striking staircase leading you to the first floor.

“Everybody has said it’s amazing”.



FLEXIBLE MODERN LIVING

You will be pleased to find a mix of complimentary areas in this home including a spacious and stylish lounge with sliding doors into the rear garden. On the ground floor there is also a flexible room to be used as a bedroom or a home office. There is also a modern shower room and utility room, ideal for modern family living.

“The lounge area is a favourite of ours as it’s relaxing and cosy”





THE HEART OF THE HOME

The highlight of this home is shown through a truly stunning open plan kitchen, dining and living area which has been well designed and styled to keep the open spaces looking separate. The sleek kitchen, adorned with luxury appliances, is a space family and friends can enjoy and make lasting fond memories. Looking out from the kitchen through the dining area there are large sliding doors granting you direct access to the rear garden; a great way to bring outdoors living in.



"Guests are often surprised on their first visit as they make their way into the kitchen and dining area and see into the garden"





MOVING UPSTAIRS

Having travelled to the first floor, you'll be pleased to find two sizable bedrooms and an appealing 4-piece bathroom which includes a freestanding bath. Conveniently located alongside the first-floor landing is a substantial storage room.

"It's such a nice place to live."



THE LOCAL AREA

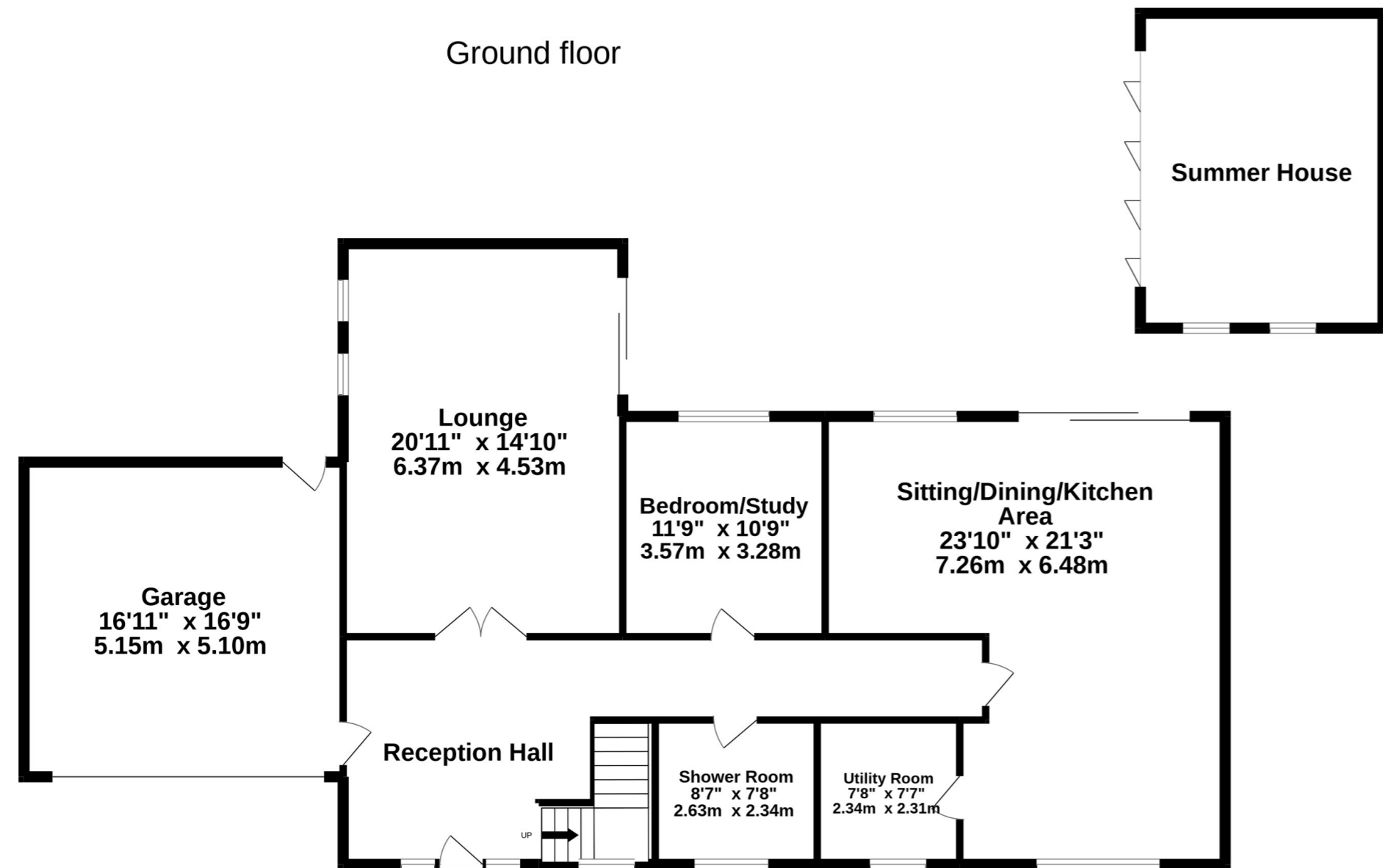
This home is among a mix of property styles adding to the unique feel of the area. Bramhall is well known for having a notable range of shops, cafes and much desired restaurants and local respected schools which serve all ages. Beyond Bramhall, which itself provides great access to Manchester Airport & Manchester City Centre, there's easy access to neighbouring villages and towns such as Poynton and Wilmslow.

"We enjoy listening to live music at our local and to head in Bramhall Village to visit numerous spots"

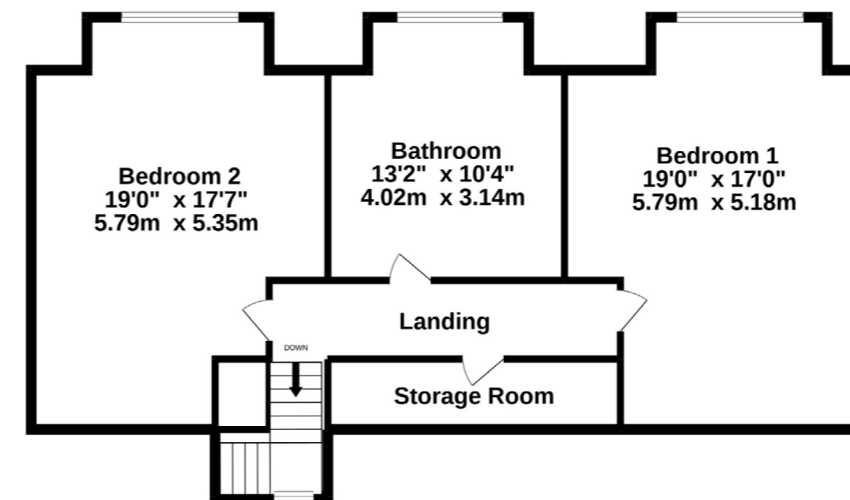




Ground floor



1st floor



TOTAL FLOOR AREA : 2608sq.ft. (242.3 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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LET'S GET INTIMATE



- Double integral garage along with ample private parking
- High specification throughout
- 3 double bedrooms
- Open plan kitchen/living area with distinct areas
- Desired schools nearby serving all ages
- Council tax band D

Floorplans

Approximate gross internal area

Main residence = 2608 Sq. Ft.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Santai,
60 Fir Road, Bramhall, Stockport, SK7 2JJ

Presented by:

SHRIGLEY ROSE & CO
Bespoke Estate Agents

0161 425 7878
hello@shrigley-rose.co.uk