

ANY
PART EXCHANGE
WELCOME



Bramhall Lane South
Bramhall, SK7 2NG

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramhall Lane South, Bramhall, SK7 2NG

Welcome to this captivating family home, nestled on a sprawling private plot encompassing approximately 1/3 acre of land. As you step into this abode, you'll immediately notice the timeless charm of its period features, seamlessly blending classic elegance with modern comforts.

This home boasts an array of living spaces, including three generously-sized reception rooms, ideal for entertaining family and friends. The convenience of a utility room and a downstairs shower room with WC adds to the practicality of daily living.

Upstairs, you'll discover five spacious bedrooms, each offering comfort and tranquillity. Notably, the top hall provides a versatile space that has been creatively utilized as a mini dormitory for sleepovers, a lego building area and much more over the many happy years spent here.

Beyond the main living areas, the home offers additional space for various purposes. Spacious outbuildings present an opportunity to create your dream detached home office, a fitness studio for health enthusiasts, or simply provide ample storage for your needs.

The extensive cellars below are a hidden treasure, offering a laundry room with easy garden access, a wine cellar for enthusiasts, a woodwork room for craftsmen, and even an area suited for a mini home gym or games room.

Parking is never a concern, with ample off-road space for five or more vehicles, complemented by a garage and carport.

For those with visions of expansion, this property offers massive scope for further development, allowing you to shape it into your dream home.

This cherished family home is not only aesthetically pleasing but also immaculately maintained, featuring new carpets and flooring throughout the majority of the home, ensuring a move-in ready experience.

Finally, the location is equally enticing, with only a mile from the vibrant Bramhall Village, Cheadle Hulme Village and the picturesque Bramhall Park within walking distance, offering the perfect balance of community and natural beauty.

Discover the endless possibilities that await you in this splendid family home, where timeless elegance meets modern living.



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The Current Owners Love:

- We love the size of the accommodation, both the size of the rooms and the number of really useful, versatile spaces - over 4 floors! The three loft spaces stored all sorts, even camping gear.
- We love the variety in the garden from the ornamental beds near the house to the apple trees and fruit patch - which has supplied us and the freezer with gooseberries, strawberries, raspberries, black currants and red currants over the years.
- On a sunny day you'll always find sun bathing spots, elsewhere the trees provide welcome shade when it's sweltering! The several outbuildings are useful too. The brick built storage room has housed several bikes as well as large garden equipment. The attached outside toilet and potting shed have earned their keep.

We Have Noticed:

- Huge opportunity to remodel & extend the current property to create something even more special
- Large private plot with a expansive garden and endless space for everyone in the family to enjoy
- Cherished family home where many happy memories have been made over the last 40 years







Key Features:

- Beautiful period features throughout this spacious family home
- Five generous bedrooms with the additional area in the top hall that has been used in the past as a mini dormitory for sleep overs!
- Three generous reception rooms, utility room plus downstairs shower room & WC
- Large versatile cellars including a very spacious laundry room with access to the rear garden, wine cellar, woodwork room and area for a mini home gym/games room
- Spacious outbuildings providing the opportunity to create a detached home office, gym/fitness studio or just additional storage
- Large private plot circa 1/3 acre with an absolutely stunning rear garden
- Off road parking for 5+ vehicles plus garage and car port
- Walking distance to Bramhall Village and Bramhall Park

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2935

Viewing: Strictly by appointment only through Shrigley Rose & Co

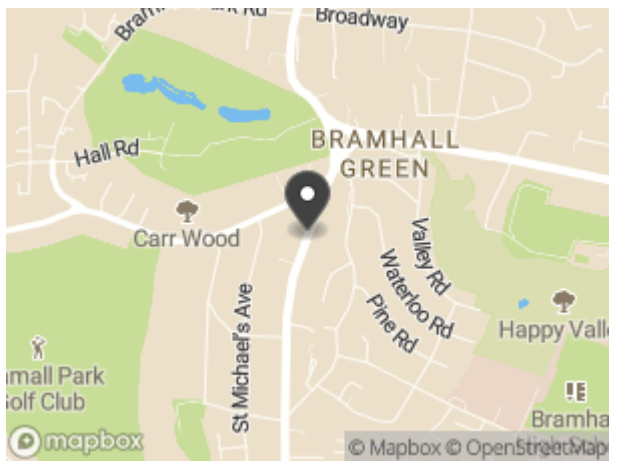
Property Summary:

- Ground Floor**
- Hallway**
- Dining Room** 16'1" x 13'5" (4.9m x 4.09m)
- Living Room** 17'10" x 13'5" (5.44m x 4.09m)
- Kitchen** 21'5" x 12'4" (6.53m x 3.76m)
- Utility Room** 10'5" x 5'5" (3.18m x 1.65m)
- Shower Room** 6'10" x 5'10" (2.08m x 1.78m)
- First Floor**
- Landing**
- Bedroom One** 16'10" x 13'5" (5.13m x 4.09m)
- Bedroom Two** 15'5" x 13'5" (4.7m x 4.09m)
- Bedroom Four** 13'10" x 9'5" (4.22m x 2.87m)
- Bathroom** 11'2" x 5'5" (3.4m x 1.65m)
- Office** 11'2" x 8'5" (3.4m x 2.57m)
- Second Floor**
- Landing**
- Bedroom Three** 15'10" x 13'0" (4.83m x 3.96m)
- Basement**
- Cellar** 13'7" x 12'10" (4.14m x 3.91m)
- Cellar** 12'10" x 10'10" (3.91m x 3.3m)
- Cellar** 12'10" x 6'0" (3.91m x 1.83m)
- Outbuildings**
- WC** 5'0" x 5'0" (1.52m x 1.52m)
- Storage**
- Detached Garage** 17'10" x 9'5" (5.44m x 2.87m)



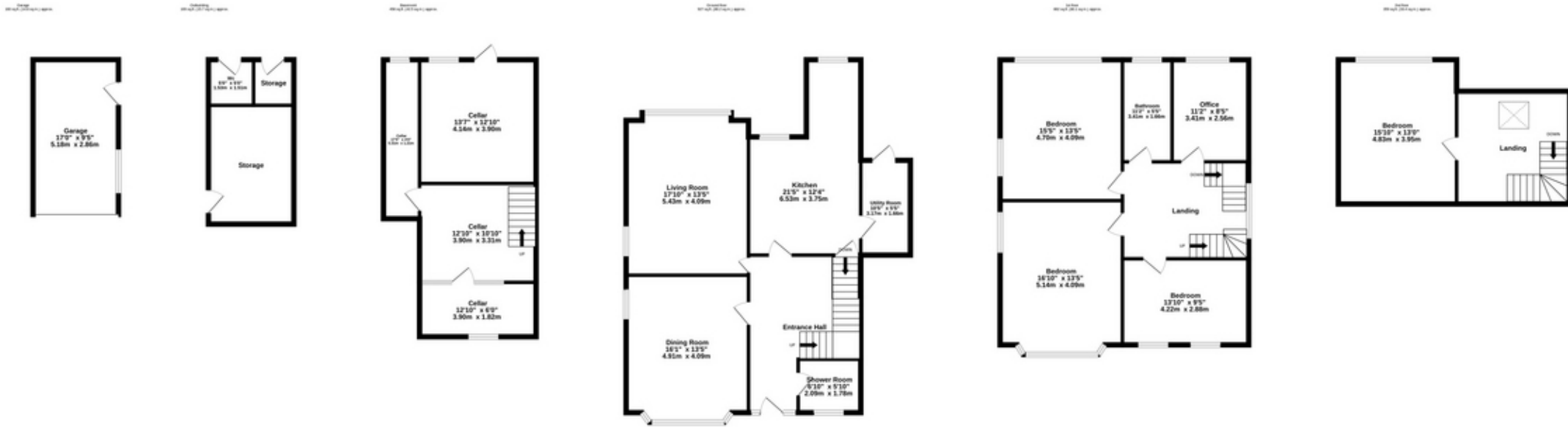
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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



TOTAL FLOOR AREA : 2935 sq.ft. (272.7 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.