

ANY
PART EXCHANGE
WELCOME



Bramhall Park Road
Bramhall, SK7 3DQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Longacre is a splendid 1930's detached five-bedroom, four-bathroom period family home. Nestled gracefully back from the road on just over an acre of a plot. Entering the front door, you are graciously welcomed by a grand entrance hall, adorned with original Oak panelling and elegant herringbone flooring, complemented by a convenient downstairs WC. The living room exudes warmth with its stunning inglenook fireplace, boasting a living flame gas fire that infuses the room with cosiness. Parquet flooring runs seamlessly throughout, adding to the timeless charm. The sitting room is positioned at the rear of the home, and it boasts a lovely window seat and curved window, which frames a picturesque view of the garden. Another remarkable inglenook fireplace, framed in Oak and enhanced with a living flame gas fire, graces this room. It's the perfect setting for intimate gatherings. The heart of the home is the kitchen, a true culinary haven and ideal for entertaining. It showcases a bespoke kitchen with cupboard units and a central island, all beautifully accented by granite worktops and Italian marble flooring. Abundant natural light streams in through dual aspect windows, creating a bright and inviting atmosphere. Bespoke French doors open seamlessly onto the patio area, connecting the kitchen to the dining space, making it an ideal spot for family gatherings or hosting memorable dinner parties. A delightful addition to this home is the orangery, offering Italian marble flooring and enchanting views of the garden. It provides a cozy refuge during the winter months, thanks to a log burner that fills the space with warmth and ambiance.

This opulent main bedroom boasts a capacious walk-in wardrobe and an ensuite shower room, finished with opulent Italian marble flooring. The ensuite is graced by a generously sized, double-length walk-in shower and a tastefully coordinated three-piece suite. Bedroom Two is a well appointed bedroom, complemented by an ensuite shower room and a meticulously organized wardrobe, ensuring both comfort and style. Bedroom Three is a tastefully designed bedroom, replete with its own ensuite, offering a haven of privacy and sophistication and a further two bedrooms (one double). The first floor is elegantly concluded by a family bathroom, adorned with a coordinated four-piece suite, featuring a bidet and the same exquisite Italian marble flooring.





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An invaluable addition to this family home is the large kitchenette/utility room, perfectly suited for all your laundry needs, offering convenience and practicality. There's also an additional downstairs shower room and WC for added functionality. Additionally, a versatile reception room is available, which can be easily transformed to meet your family's needs, whether that's an occasional bedroom, a delightful games room, a gym, or any other purpose that suits your lifestyle. Furthermore, this remarkable home falls within the catchment area of outstanding local schools, including Nevill Road Infant & Junior School and the renowned Bramhall High School. For those who cherish the great outdoors, the residence is conveniently located just a stone's throw away from Bramhall Park, making it the perfect spot for leisurely Sunday walks. Whilst this is on your doorstep, you also have a very private mature rear garden which is mainly laid to lawn with a spacious patio area, great for hosting in to the summer months.



The Current Owners Love:

- We love the layout of our home and the fact that you can see the garden from every room.
- It's so light and airy along with being full of charm and character.
- The three oven gas Aga in the kitchen has transformed the way we cook!

We Have Noticed:

- Lots of work, love, care and money has been put into the property with the well thought out extension, Italian marble in the orangery, Italian stone kitchen floor etc.
- A massive one acre plus garden that backs onto Bramhall Park itself!!
- The hallway with it's grand staircase, a real wow feature when you walk in.





Key Features:

- A beautiful five bedroom, four bathroom detached 1930's family home
- The grand hallway has original Oak panelling and herring bone flooring
- Period features throughout including leaded windows, and inglenooks with fireplace and surround
- Light and airy orangery boasting a log burner and a white Italian marble
- The newly extended part of the home includes an occasional bedroom/games room, utility room and WC
- Fabulous main bedroom with ensuite shower room and walk in wardrobe
- Located on a sought after road in Bramhall, close to Bramhall Park
- Over an acre of a plot with a south facing garden backing onto Bramhall Park

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3312

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Entrance Hall 16'9" x 12'9" (5.11m x 3.89m)

WC

Living Room 24'7" x 13'10" (7.49m x 4.22m)

Sitting Room 17'5" x 12'8" (5.31m x 3.86m)

Orangery 17'0" x 15'0" (5.18m x 4.57m)

Diner Area 20'3" x 12'4" (6.17m x 3.76m)

Kitchen 17'0" x 16'2" (5.18m x 4.93m)

Porch 8'3" x 6'0" (2.51m x 1.83m)

Utility Room 15'11" x 9'6" (4.85m x 2.9m)

Shower Room 5'2" x 5'1" (1.57m x 1.55m)

Games Room/Occasional Bedroom 15'10" x 9'6" (4.83m x 2.9m)

FIRST FLOOR

Landing 16'7" x 12'11" (5.05m x 3.94m)

Bedroom One 17'5" x 13'0" (5.31m x 3.96m)

Ensuite 13'0" x 7'1" (3.96m x 2.16m)

Dressing Room 9'2" x 10'8" (2.79m x 3.25m)

Bedroom Two 17'5" x 12'8" (5.31m x 3.86m)

Ensuite 7'9" x 4'10" (2.36m x 1.47m)

Bedroom Three 12'4" x 10'9" (3.76m x 3.28m)

Ensuite 7'7" x 2'8" (2.31m x 0.81m)

Bedroom Four 13'11" x 10'8" (4.24m x 3.25m)

Bedroom Five

Bathroom 8'3" x 7'10" (2.51m x 2.39m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

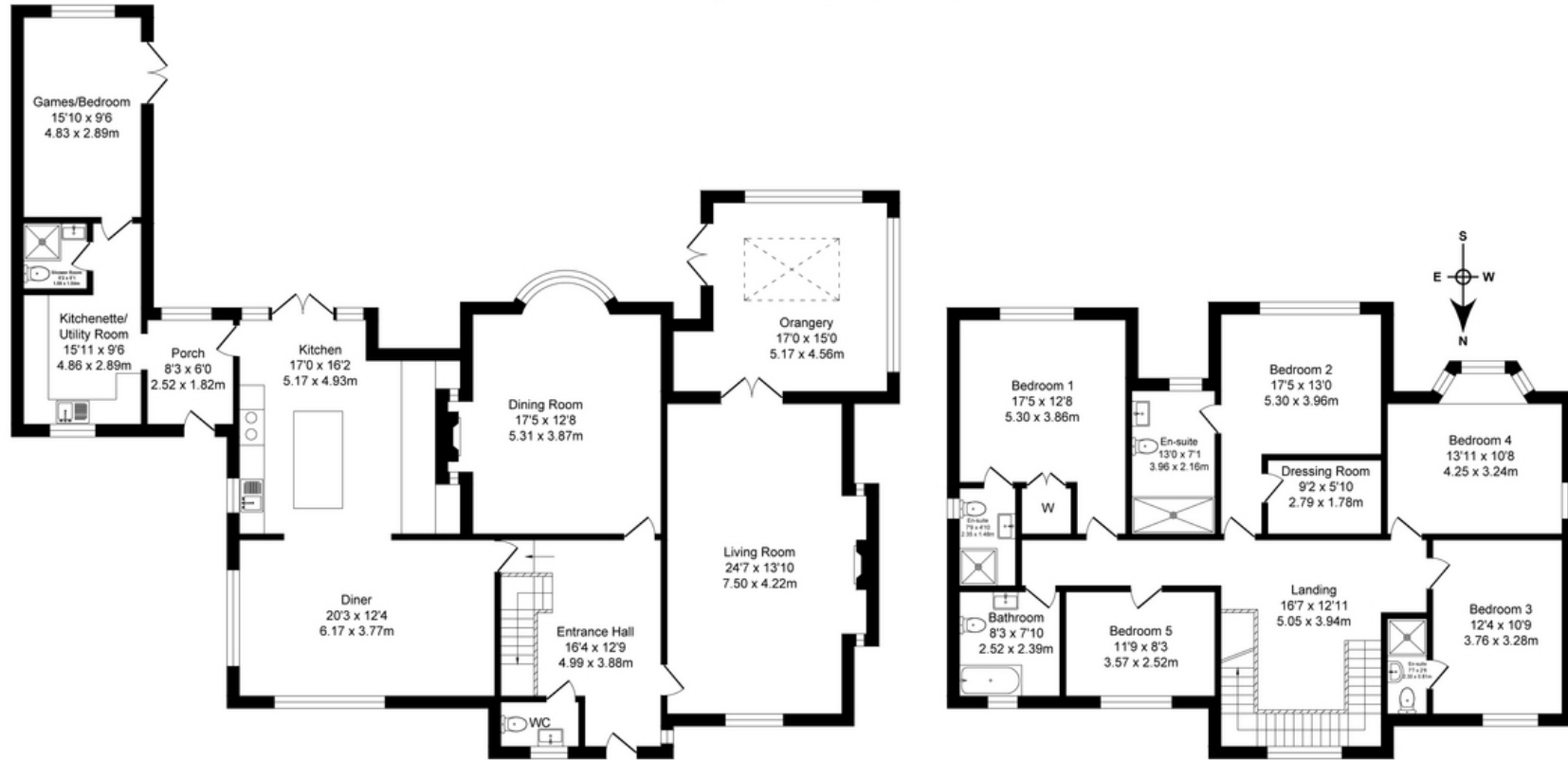




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Total Approx. Floor Area 3384 Sq.ft. (314.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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