

Bramhall Lane South, Bramhall, Sk7 3DJ

SHRIGLEY ROSE & CO
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An Exceptional Five-Bedroom Edwardian Detached Family Home, Beautifully Extended and Rich in Period Charm, Offering Versatile Accommodation Across Four Floors. Featuring a Stunning Open-Plan Kitchen, Dining and Living Space, Separate Study and Delightful Mature Gardens, all within easy walking distance of Bramhall Park.

Occupying a highly desirable position close to the picturesque surroundings of Bramhall Park, this handsome Edwardian detached residence offers an exceptional blend of period character, generous proportions and thoughtfully designed contemporary living. Arranged over four floors, the property has been significantly extended to create an outstanding six-bedroom family home, with a spectacular open-plan kitchen and dining extension at its heart. Beautifully combining original architectural details with modern comforts and a brand-new boiler, the home offers a wonderful balance of character, space and versatility, perfectly suited to both family life and entertaining. Generous gardens, a gated driveway and a superb detached garden retreat further enhance the appeal of this impressive residence.

From the moment of arrival, the property makes a striking impression. A spacious entrance porch leads into a welcoming and impressive, spacious reception hall, where original Canadian pine flooring, a traditional plate rail and an attractive fireplace immediately establish the home's rich Edwardian heritage. Period features continue throughout, adding depth, warmth and individuality to the interiors. Particularly charming is the stained-glass detailing, which creates beautiful, colourful reflections across the landing as natural light filters through, providing a wonderful reminder of the craftsmanship and character synonymous with the era. Positioned to the front of the property, the characterful sitting room offers a wonderfully cosy retreat, with a classic bay window drawing in natural light. An original, sympathetically refurbished fire surround frames a wood-burning stove, creating an inviting focal point, while exposed timber flooring and stained-glass leaded lights enhance the room's rustic, period atmosphere. With its intimate ambience and timeless appeal, this is an ideal space for quieter evenings, curling up with a book or simply enjoying a little separation from the livelier heart of the home. Double doors from the hall open into a substantial living room, where a further bay window adds architectural interest and French doors provide direct access to the rear garden. Opened through to the impressive kitchen and dining extension, this space forms part of a wonderfully sociable layout, designed to bring family and friends together. A short flight of steps subtly defines the transition between the living and dining area, while preserving the open, connected feel. The result is a versatile series of living spaces that work equally well for relaxed everyday living, entertaining guests or hosting larger family gatherings.

Undoubtedly one of the home's defining features, the expansive kitchen and dining extension creates a remarkable focal point, extending to an impressive scale and designed to maximise light, space and functionality. A striking vaulted ceiling, complemented by a substantial lantern rooflight, draws natural light deep into the room, while the abundance of windows and glazed doors enhances the bright, airy atmosphere. Underfloor heating ensures year-round comfort, and bi-folding doors open directly onto the garden, creating a seamless connection between indoor and outdoor living during the warmer months. Generously proportioned and beautifully arranged, this is a space that lends itself effortlessly to everything from leisurely breakfasts and family meals to lively dinner parties and special occasions.

The kitchen has been finished to an impressive specification, combining beautifully crafted in-frame cabinetry with sleek quartz work surfaces and an expansive central island incorporating a breakfast bar. Thoughtfully designed to balance style with practicality, the kitchen features a comprehensive range of integrated appliances, including a Neff induction hob with a discreet pop-up extractor, two Neff ovens, a built-in coffee machine, an integrated microwave and a Bosch dishwasher. A wine fridge, space for a fridge-freezer and an excellent selection of considered storage solutions, including a pull-out larder, breakfast cupboard and carousel unit, complete the arrangement. The result is a sophisticated yet welcoming culinary space, where quality finishes and carefully considered details complement the scale and sociable nature of the extension.Beyond the principal reception areas, a further snug/family room overlooks the rear garden and provides valuable additional flexibility. Currently used as a home office, the room could readily be adapted to suit a variety of needs, whether as a playroom, additional sitting room or dedicated workspace. A conveniently positioned cloak cupboard/storage and ground-floor WC add to the practicality of the layout, while access to the side of the property and the cellar provides further everyday convenience.





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The first floor continues to impress, with a spacious landing leading to four well-proportioned double bedrooms and a striking family bathroom. The principal bedroom offers a particularly appealing private retreat, complete with a contemporary en-suite shower room and a walk-in wardrobe, creating a comfortable and well-appointed space to unwind. The remaining bedrooms; one of which is used as a yoga room, offers generous and versatile accommodation for family and guests alike. One benefits from fitted wardrobes and bespoke cabinetry, while the property's traditional proportions lend each room a wonderful sense of character and individuality. Beautiful stained-glass detailing on the landing adds another distinctive period touch, casting delicate reflections that enhance the atmosphere of the upper floor.

The second floor reveals one further double bedroom, alongside a study, great for home working, offering exceptional flexibility for growing families, visiting guests or those requiring additional office or hobby space. This generous arrangement of accommodation across the upper floors ensures the home can adapt readily to changing needs over time. In the cellar, two smaller chambers lead through to a substantial utility room, providing valuable additional storage and practical household space. With room for both a washing machine and tumble dryer, alongside housing the brand-new boiler, this floor offers a useful and discreet area for the day-to-day demands of family life.

Externally, the property continues to deliver on space and versatility, with attractive, enclosed gardens to both the front and rear. To the front, a gated driveway provides generous off-road parking and sits alongside a sizeable garden, creating an attractive approach while offering a degree of privacy. Further gates allow the driveway to continue along the side of the house, providing convenient access to the rear garden. The rear garden has been thoughtfully arranged to accommodate both relaxation and family enjoyment. Immediately adjoining the house, a composite deck provides an ideal setting for al-fresco dining, perfectly positioned to take advantage of the bi-folding doors from the kitchen and the garden-facing reception spaces. Beyond, a substantial artificial lawn offers an excellent area for children to play and provides a low-maintenance outdoor space that can be enjoyed throughout the seasons.

A standout feature is the raised summer house, or log cabin, positioned in the far corner of the garden. Benefiting from heating, electricity and its own wood-burning stove, this versatile retreat offers exciting possibilities, whether used as a garden office, creative studio, private entertaining space or peaceful escape from the main house. An adjoining terrace provides an additional spot to sit and unwind, while a dedicated area currently accommodates a hot tub, with its inclusion available for negotiation. Mature trees, established shrubs and well-planted borders frame the garden, creating a leafy backdrop and a welcome degree of privacy. A further paved patio to the side provides additional outdoor seating, ensuring there are plenty of options for entertaining, dining and enjoying the garden at different times of day.

The location is equally appealing. Bramhall is renowned for its leafy residential streets, attractive village atmosphere and desirable surroundings, offering an enviable balance of community living and access to open green space. The nearby Bramhall Park and Happy Valley provide a beautiful natural setting for scenic walks, outdoor recreation and family outings, while the property falls within the catchment area for Neville Road Primary School and Bramhall High School. Coach routes serving private schools offer an additional consideration for families exploring their educational options. Everyday amenities are also conveniently close at hand, with the local Nisa convenience store and the shops on Fir Road within walking distance. Bramhall, Davenport and Cheadle Hulme are all within a convenient drive, providing further shopping, dining and village amenities.

Combining the timeless appeal of an Edwardian residence with the scale and flexibility of a carefully extended modern family home, this exceptional property offers a distinctive lifestyle in one of Bramhall's most sought-after settings. From its characterful period reception rooms and impressive six-bedroom accommodation to the spectacular kitchen and dining extension, beautifully arranged gardens and versatile heated garden retreat, the home offers an abundance of space in which to live, entertain and grow. A truly compelling combination of heritage, contemporary comfort and family-focused design, this is a substantial and individual residence with much to offer its next owners.









Key Features:

- Handsome Edwardian detached residence rich in original period features
- Substantial five bedroom family home plus a study arranged over four floors
- Impressive 32ft+ open-plan kitchen and dining extension with vaulted ceiling and lantern rooflight
- Open-Plan Living & Entertaining Space
- High-specification kitchen with quartz worktops, central island and integrated appliances
- Characterful reception rooms featuring bay windows, stained glass and a wood-burning stove
- Principal bedroom with contemporary en-suite and walk-in wardrobe
- Generous enclosed gardens with heated, electrified garden cabin and wood-burning stove
- Desirable location moments from Bramhall Park, within the stated school catchment areas

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3173 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Porch

Reception Hall

Sitting Room
4.90m x 4.41m

Cloakroom/Storage

WC

Living Room
5.28m x 4.37m

Kitchen / diner
10.06m x 4.11m

Snug/Office
4.34m x 3.43m

Landing 1

Bedroom 1
4.39m x 3.68m

En-suite

Walk-In Wardrobe

Bedroom 2
4.87m x 4.47m

Bedroom 3
4.62m x 3.45m

Bedroom 4
3.51m x 3.45m

Bathroom
2.64m x 2.29m

Landing 2

Bedroom 5
5.08m x 4.42m

Study
3.46m x 2.95m

Utility Chamber
3.89m x 3.28m

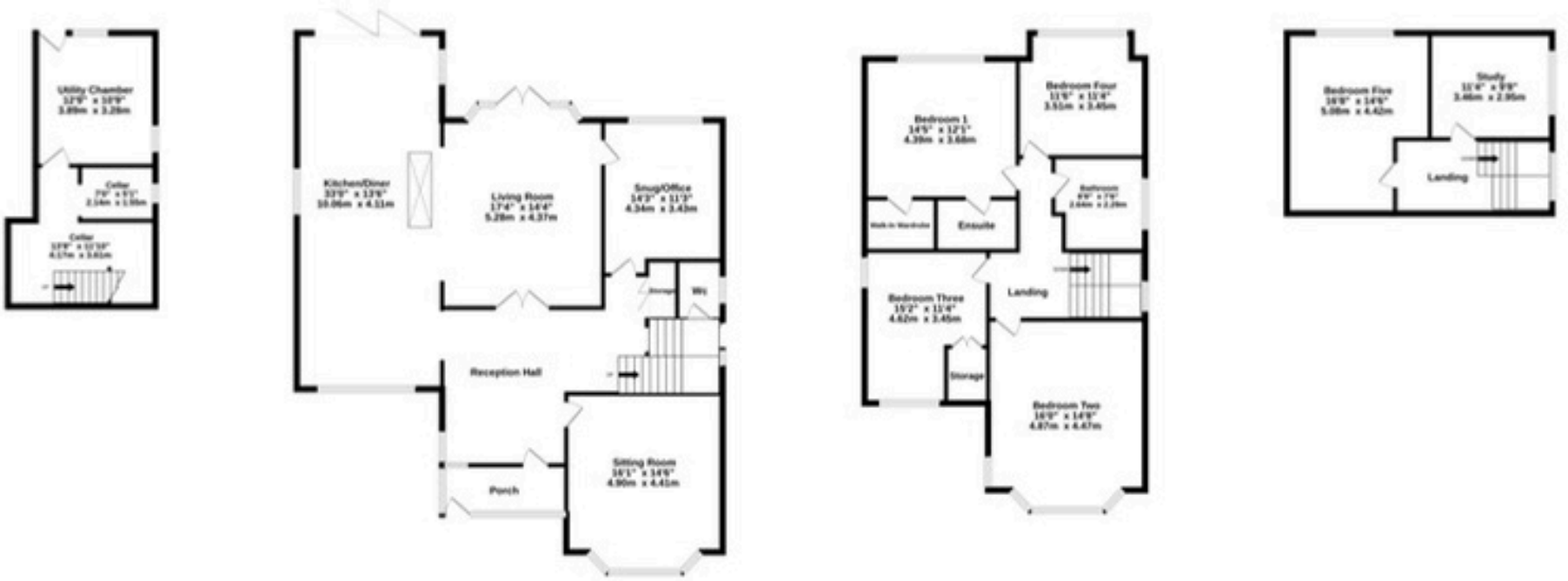
Cellar 1
2.14m x 1.55m

Cellar 2
4.17m x 3.61m





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278 Bramhall Lane South

TOTAL FLOOR AREA : 3173 sq.ft. (294.8 sq.m.) approx.

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