



Part Exchange
Considered

Hillbrook Road, Bramhall, Stockport, SK7 2BT

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Hillbrook Road, Bramhall, Stockport, SK7 2BT

Petworth Lodge, situated on this Family-Friendly Cul-De-Sac within a short Stroll of Bramhall Village. This beautiful Four Bedroom Detached Home boasts Generous Living Space, a Flexible Annexe Option and a Mature, Secluded Rear Garden.

With a three car driveway, a versatile garage conversion ideal as an annex or Airbnb, and a mature, non-overlooked rear garden, it presents an outstanding opportunity in one of the area's most desirable village locations, just a short walk - from Bramhall Village and all local amenities.

From the moment you arrive, the home's sense of privacy and quality is unmistakable. The electric gates open to a generous driveway, leading to the garage and useful store porch. Part of the garage has been thoughtfully converted into a self-contained suite, complete with a sitting room, additional reception room or occasional bedroom and tiled ensuite - perfect for multi-generational living.

Inside, the hallway introduces the home's beautiful period detailing, including the original stained-glass window on the landing above. To the left, the study is a superb working space, featuring a fitted mahogany desk and cabinets, original wood flooring and two sash windows overlooking the front garden. To the right, the dining room enjoys further period charm with two windows and an elegant, welcoming feel.

The main living room is a wonderfully comfortable space, centred around a working gas fire, ideal for cosy evenings with views of rear garden. A downstairs powder room with tiled flooring and excellent understairs storage adds practicality.

The kitchen sits at the heart of the home, bathed in natural light and opening through French doors to the garden. It features a breakfast bar, dishwasher, large sink, gas Smeg hob, oven and microwave. A utility room sits just off the kitchen, offering plumbing for a washer and dryer, a sink and a back door to the garden, giving complete flexibility for how this valuable space is used.

Upstairs, the home continues to impress. The guest bedroom at the front enjoys two sash windows, fitted wardrobes and a built-in desk. A further front bedroom, currently used as a versatile sitting or games room also includes fitted wardrobes. The family bathroom offers a bath with overhead shower, WC and sink, alongside the airing cupboard and water tank.





Hillbrook Road, Bramhall, Stockport, SK7 2BT

A rear bedroom features fitted wardrobes and new UPVC windows, while the master suite is a true highlight. The principal bedroom enjoys a separate dressing area, fitted desk, garden views and a tiled ensuite with shower. The loft is insulated, part-boarded and easily accessed, providing excellent storage.

The rear garden is mature, private and beautifully established. Non-overlooked and extended down the side, it includes a side gate, outside tap, rose bushes, lush planting, bushes and a charming pergola. The original Indian stone patio has been upgraded to premium porcelain tiles, creating a sleek and durable entertaining space. A shed and wendy house sit at the rear, adding further practicality.

Since 2023, the owners have carried out significant improvements, including new windows in 2025, a new front door, the garage conversion, and extensive upgrades throughout. The home offers abundant storage, modern comfort and timeless character in perfect balance.

A rare opportunity to acquire a substantial, beautifully improved family home with exceptional versatility, privacy and charm - just moments from the village and within catchment for Pownall Green Primary School and Bramhall High School.



The Current Owners Love:

- Just a short walk from Bramhall Village, with its cafés, shops and excellent transport links.
- Fitted wardrobes and built-in storage in every bedroom, providing superb practicality and a clean, uncluttered finish.
- its distinctive design, which sets it apart from the other properties on the street and gives it a unique character and appeal.
-

We Have Noticed:

- A handsome detached family home with strong kerb appeal and beautifully balanced proportions.
- A useful garage conversion now providing a spacious downstairs bedroom, ensuite and sitting area - with the option to create its own separate entrance, making it ideal for an annex, Airbnb or multi-generational living.
- Brilliant versatility throughout, offering flexible spaces that adapt effortlessly to family life, guests or income-generating opportunities.





Key Features:

- Substantial four-bedroom detached family home with exceptional space and refined period character
- Prestigious private setting behind electric gates on a quiet, exclusive road
- Beautiful period detailing throughout, including original stained-glass window and sash windows
- Five well-proportioned bedrooms, including a superb master suite with dressing area, fitted desk and stylish ensuite
- Prime village location, just a short walk to Bramhall Village and local amenities
- Versatile garage conversion forming a self-contained suite with sitting room, bedroom and ensuite - ideal for annex, Airbnb or multi-generational living
- Excellent school catchment for Pownall Green Primary and Bramhall High School

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2070 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Dining Room
3.82m x 3.58m

Home Office
3.58m x 3.46m

Lounge
5.51m x 3.70m

W/C
1.77m x 1.17m

Kitchen/Diner
6.52m x 3.70m

Reception room
2.85m x 2.84m

Shower Room
2.17m x 1.53m

Sitting Room
2.83m x 1.91m

Utility Room
2.64m x 1.91m

Integral Garage
2.61m x 2.58m

Bedroom 1
3.88m x 3.50m

Ensuite
2.75m x 2.12m

Wardrobe/Dressing Area
2.47m x 1.13m

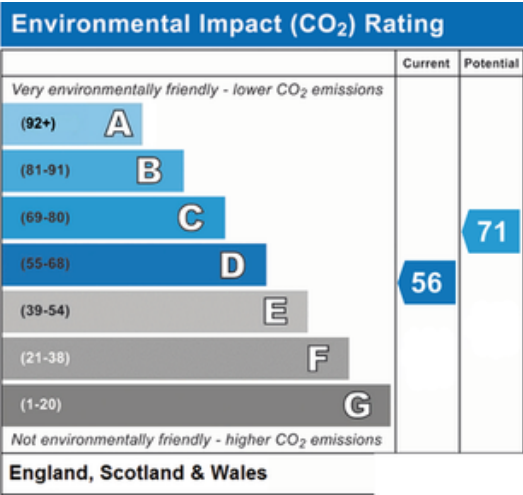
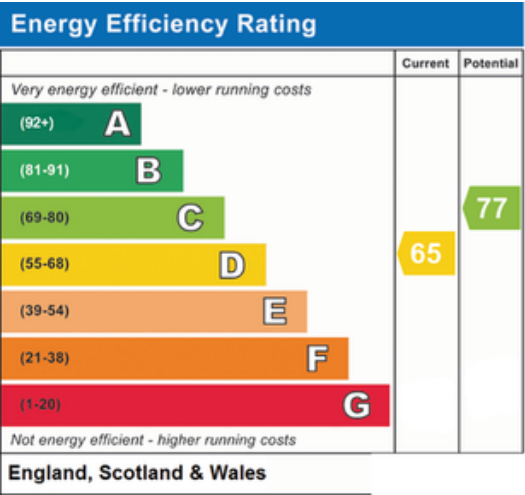
Bedroom 2
3.88m x 3.41m

Bedroom 3
3.51m x 3.09m

Bedroom 4
3.52m x 3.08m

Bathroom
3.09m x 2.00m

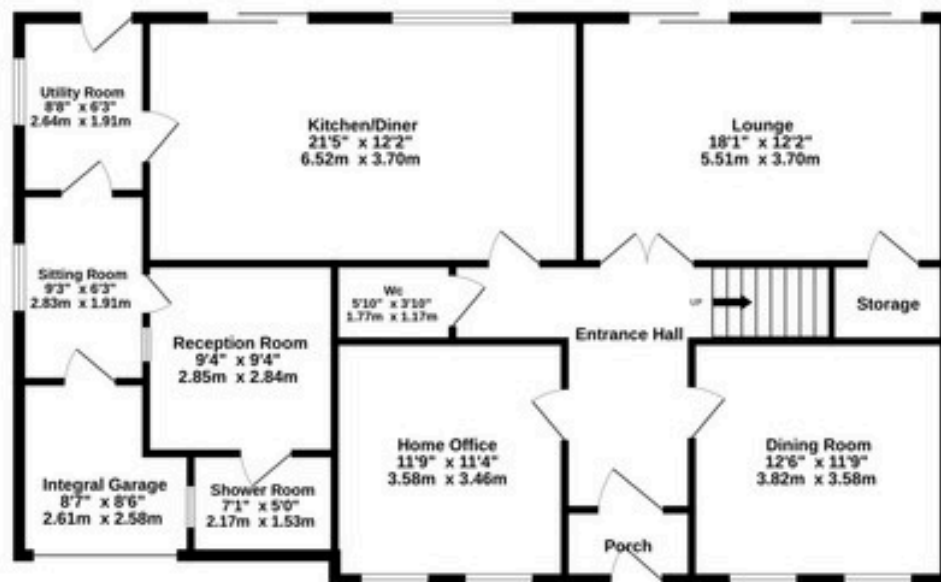
Boiler Room
1.02m x 0.73m



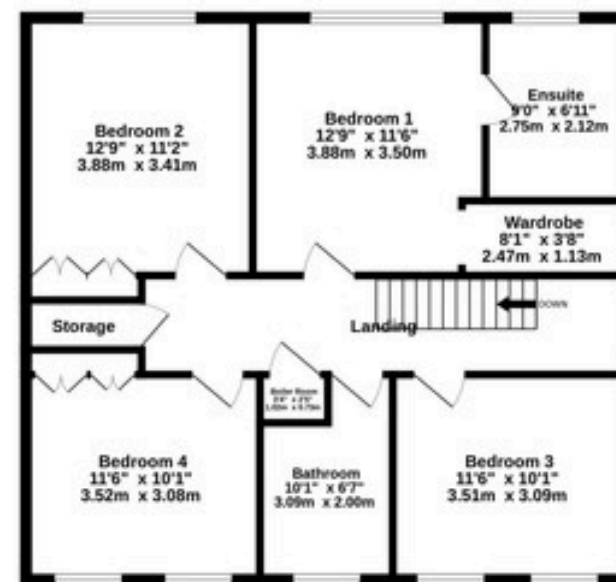


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1249 sq.ft. (116.1 sq.m.) approx.



1st Floor
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 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.

Made with Metropix ©2026



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

All descriptions, images and marketing materials are provided for general guidance only and are intended to highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst we take care to ensure accuracy, neither Shrigley Rose & Co. nor the seller accepts responsibility for any inaccuracy that may be contained herein. Prospective purchasers should not rely on the details as statements of fact, and are strongly advised to verify all information through their own inspections, searches and enquiries, and to seek confirmation from their appointed conveyancer before proceeding with any purchase.