

Part Exchange  
Considered



Woodford Road, Bramhall, Stockport, SK7 1QB

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Woodford Road, Bramhall, Stockport, SK7 1QB

Positioned proudly on a generous corner plot within the prestigious Syddal Park conservation area, this striking detached family home effortlessly blends timeless character with expansive, versatile living. Just a short stroll from the vibrant heart of Bramhall Village and within easy reach of the highly regarded Queensgate Primary School, the setting is as desirable as the home itself.

From the moment you arrive, the property's presence is undeniable. A welcoming entrance porch opens into a beautifully preserved reception hall, where period features take centre stage, an elegant fireplace, intricate stained glass windows casting coloured light across the space, and classic picture rails that echo the home's heritage.

To the front, the bay-fronted living room is a sanctuary of comfort, bathed in natural light from its dual-aspect windows. A charming wood-burning stove creates a cosy focal point, perfect for winter evenings. To the rear, the home opens up into a superb open-plan dining kitchen and living space, undoubtedly the heart of the home. Here, everyday living and entertaining come together seamlessly, with sliding doors leading onto a raised deck that overlooks the beautifully maintained gardens. The kitchen itself is both stylish and practical, featuring an extensive range of fitted units, a bay window framing garden views, space for a range cooker, and integrated appliances including a double oven and dishwasher. A generous walk-in pantry adds a touch of traditional charm alongside modern convenience. Completing the ground floor is a downstairs WC, access to the cellar, and additional access to the exterior, enhancing the home's functionality.



Ascending to the first floor, a galleried landing makes an immediate impression, illuminated by a truly stunning stained glass window and framed by a graceful spindle staircase. Three well-proportioned double bedrooms are arranged off this space. The principal suite is particularly special, featuring a characterful inglenook, a dual-aspect bay window with built-in window seating and storage, and elegant plantation shutters. Its luxurious ensuite bathroom is thoughtfully designed with dual sinks, underfloor heating, a corner shower, and a contemporary heated towel rail. The second bedroom also benefits from its own ensuite shower room, while a beautifully appointed family bathroom serves the remaining accommodation, complete with a separate bath, walk-in shower, and vanity unit.



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The second floor continues to impress, offering a versatile study area, a charming bedroom tucked within the eaves, and a stunning double bedroom boasting a vaulted ceiling, skylights that flood the room with light, and useful eaves storage, perfect for guests, older children, or a private retreat.

Below, the basement level presents a wealth of opportunity. Comprising several large, full-height rooms, including one with direct access to the rear garden, it offers exceptional potential for further development, whether as additional living space, a home gym, cinema room, or annex (subject to the necessary consents).

Externally, the home is enveloped by mature, beautifully established gardens on three sides, offering both privacy and a sense of tranquillity. A substantial decked terrace sits to the rear, ideal for al fresco dining and summer entertaining, while lawns extend gracefully to both sides of the property. The front garden is framed by established hedging, and plans are currently under consideration to create a driveway accessed from Woodford Road, enhancing convenience without compromising the setting.



Spanning four floors and offering an abundance of space, character, and future potential, this exceptional home represents a rare opportunity to acquire a truly distinguished property in one of Bramhall's most sought-after locations.

### The Current Owners Love:

- The stunning stained glass picture window on the staircase, filling the home with colour and character
- The incredible sense of space throughout, perfect for family living and entertaining
- The raised decking area, ideal for relaxing and hosting in the warmer months

### We Have Noticed:

- Exceptional value for money for a home of this size and setting
- Just a short stroll to Bramhall Village and its array of amenities
- A high-quality, substantial family home in a sought-after location





## Key Features:

- Impressive detached family home occupying a generous corner plot
- Spacious accommodation arranged over four floors
- Stunning open-plan kitchen, dining and living space with garden access
- Character features throughout including stained glass, fireplaces and bay windows
- Five double bedrooms, including a luxurious principal suite with ensuite
- Versatile basement with full-height rooms and excellent conversion potential
- Beautiful wraparound gardens with raised decking ideal for entertaining

**Tenure:** Freehold

**Council Tax Band:** G

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2260 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Kitchen  
5.07m x 3.78m

Lounge / diner  
5.56m x 4.36m

Reception Hall

Living Room  
4.75m x 3.99m

Wc  
1.54m x 1.26m

Bedroom 1  
5.21m x 4.75m

Ensuite  
3.25m x 3.09m

Bedroom 2  
5.30m x 4.19m

Bedroom 3  
4.42m x 4.40m

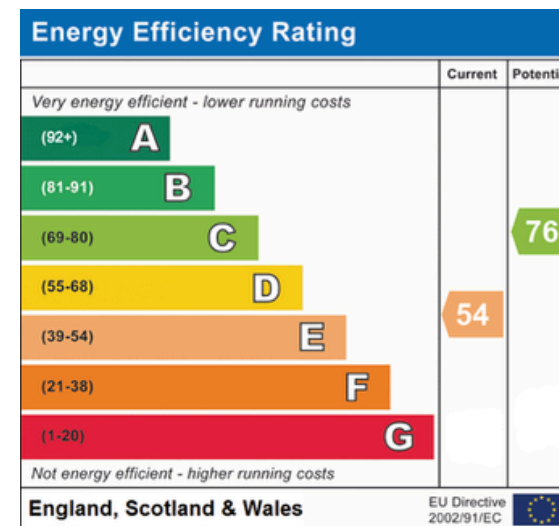
Ensuite  
3.09m x 1.92m

Bedroom 4  
3.41m x 3.19m

Bathroom  
2.53m x 2.52m

Bedroom 5  
4.33m x 2.76m

Cellar  
4.04m x 3.96m





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



**TOTAL FLOOR AREA : 2735 sq.ft. (254.1 sq.m.) approx.**

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