

Part Exchange
Considered



Bramley Road, Bramhall, Stockport, SK7 2DW

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Bramley Road, Bramhall, Stockport, SK7 2DW

Built in 1928 and brimming with character, this substantial detached family home offers an exceptional blend of period charm, versatile living space and an enviable location just moments from the heart of Bramhall Village.

Set behind a beech hedge providing a wonderful sense of privacy, the property is approached via an impressive in-and-out driveway with two entrances, offering parking for multiple vehicles. The frontage is further enhanced by outdoor electric points and outdoor tap, adding both practicality and convenience.

Stepping inside, you are welcomed by a spacious tiled porch with a window and glazed door, allowing natural light to pour through. The hallway beyond sets the tone, with wood laminate flooring flowing seamlessly and doors leading to a range of beautifully proportioned reception rooms.

To the left, the main living room is a superb space for relaxing and entertaining, centred around a charming gas fireplace with a stone mantle. A large bay window to the front fills the room with light, while bi-fold doors to the rear open directly onto the patio and lawned garden beyond, creating a wonderful indoor-outdoor connection. To the right of the hallway, the dining room retains its original door and features a striking bay window to the front. A charming serving hatch - a delightful nod to the home's heritage - connects through to what was once the kitchen, adding character and a sense of history.

Beyond, a further reception room currently used as a music room and study enjoys another bay window, and French doors that open onto the patio, offering yet more flexibility for family living or entertaining.

A cosy snug or sitting room sits just off the hallway, accessed via a glazed door, with a window overlooking the garden and built-in storage with shelving. The kitchen diner lies to the rear, with a glazed door opening out to the garden. This triple aspect room has three windows that frame views of the outside space, while the kitchen itself is well-equipped with an integrated John Lewis double oven, gas hob and space for a freestanding fridge freezer. This room benefits from recently updated flooring, worktops and kitchen cabinet doors. A useful downstairs WC with a window to the garden completes the ground floor.





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Upstairs, a turning staircase with a feature window leads to a generous landing. The principal bedroom is particularly impressive, occupying a peaceful position with dual aspect windows to the front and rear, built-in storage and attractive exposed wooden beams adding warmth and character. The ensuite is well-appointed with a rain head shower, sink with storage and spotlights.

The remaining accommodation is equally well-proportioned, comprising four further bedrooms, all four can accommodate at least a double bed. Bedroom two features a bay window to the front and ample space for a king-size bed, while bedroom three includes a built-in sink. Bedroom four overlooks the garden, and bedroom five is currently used as a home office with a window to the front. A modern family bathroom completes the first floor, offering a deep bath, separate large rain head shower, under-sink storage and a window to the garden. Additional built-in storage on the landing provides a practical laundry area.



Externally, the garden is a true highlight. Stepping out from the kitchen, you'll find access to a traditional wash room, a fantastic utility space with plumbing, lighting, electric and a Belfast sink, ideal for gardening or additional appliances. The garden itself is beautifully established, featuring four cherry blossom trees that create a stunning seasonal display and also benefits from a hot and cold outdoor tap.

Practicality continues outdoors with two garages, one at either side of the building. Each garage has an electric roller door, power and useful storage, and one of them is ideal for use as a workshop. A gardener's toilet with sink, outdoor taps and further electric points make this space perfect for entertaining or keen gardeners alike.

Further benefits include a part-boarded loft with ladder access and, most notably, an outstanding location just a short stroll from Bramhall Village, its array of shops, amenities and the train station, making this an ideal home for families and commuters alike.





Key Features:

- Substantial detached home built in 1928, rich in character and original features
- Five bedrooms (four doubles) including a dual-aspect principal suite with ensuite
- Multiple versatile reception rooms including living room with bi-fold doors to the garden and additional reception room with French doors to the garden
- Spacious kitchen diner with garden access and separate utility/wash room
- Large, private garden with mature cherry blossom trees and gardeners wc
- Extensive in-and-out driveway with parking for at least 6 vehicles
- Prime location within a short walk of Bramhall Village and train station

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2392 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Garage
6.80m x 2.00m

Living Room
6.10m x 3.95m

Hallway
2.09m x 1.17m

Porch
2.09m x 1.51m

Kitchen/Diner
5.54m x 3.18m

Sitting Room
4.08m x 2.95m

Dining Room
3.61m x 3.49m

Living Room
4.70m x 4.11m

Wc
Wc
2.33m x 1.06m

Utility
1.88m x 1.53m

Garage
5.23m x 3.22m

Bedroom 1
4.68m x 3.53m

En-suite
2.35m x 1.56m

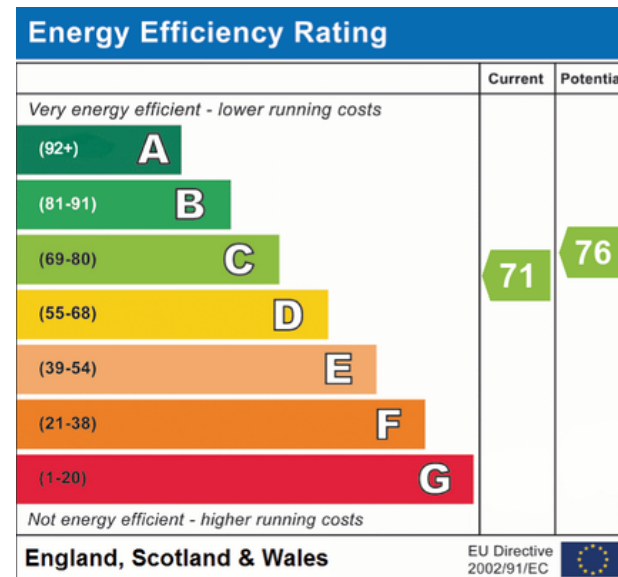
Bedroom 2
3.99m x 3.61m

Bathroom
3.43m x 1.40m

Bedroom 3
2.63m x 2.32m

Bedroom 4
3.43m x 2.88m

Bedroom 5
3.59m x 2.58m





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

Ground Floor
1468 sq.ft. (136.4 sq.m.) approx.



1st Floor
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 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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