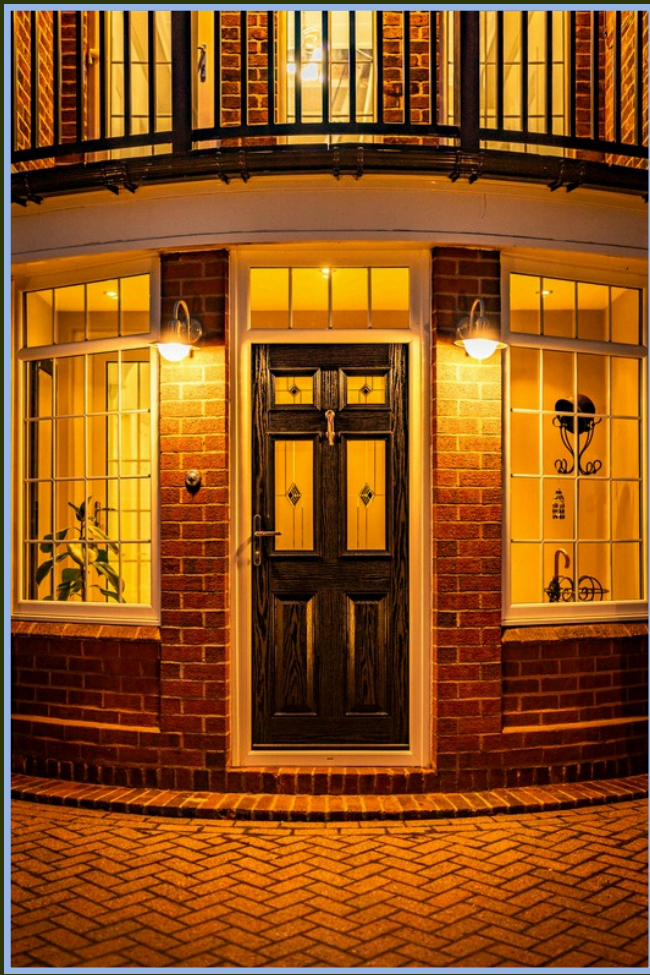




Ash Green



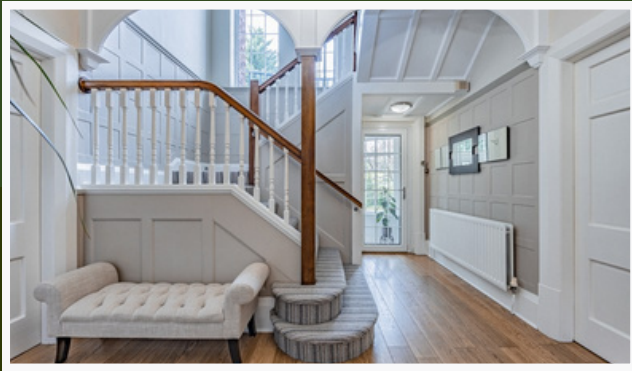


Set well-back from the quiet road, nestled securely behind coded electric gates, this magnificent residence, occupies an impressive plot of around 2660 sq. m – two-thirds of an acre - and blossoms with kerb appeal.

Located proudly at the very head of the peaceful crescent, the home sits handsomely in its generous grounds, while attractive lawns wrap around the house.

The car port and in-out horseshoe driveway, brightly lit with post lighting, is both convenient and roomy, providing space for at least eighteen cars.

“This house is full of happiness; a perfect environment to bring up children and enjoy multi-generational living. We’ll be sad to leave, but for us, it has done its job, as our children have flown the nest. Now, another family can make it their own and enjoy this wonderful lifestyle home.”



Ash Green

STEP INSIDE...



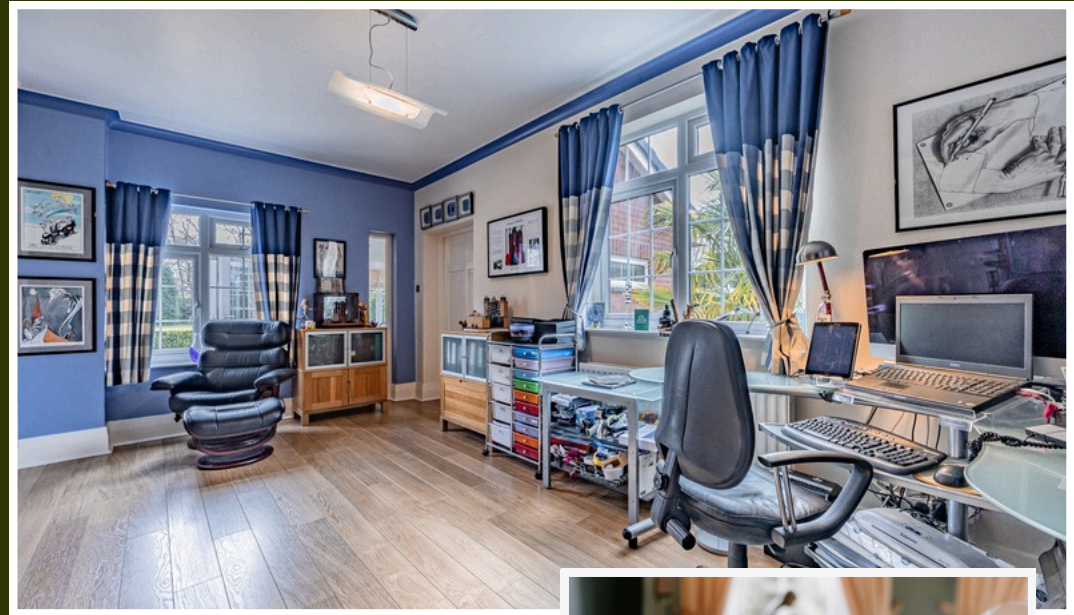
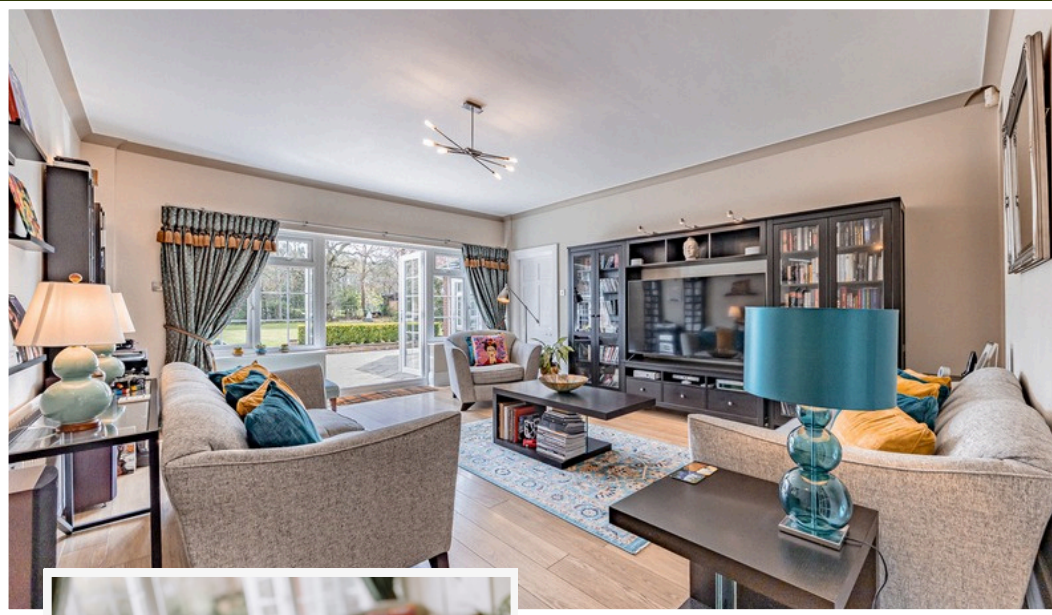
The owners have thoughtfully improved this splendid home – with every addition carefully considered, no effort or expense spared; the labour of love is tangible throughout. It's abundantly clear that this home has been cherished and designed for the perfect family life – the substantial proportions never overwhelm the homely and welcoming feel. The ground floor living space was created with family life and entertaining friends in mind.

Entering the property, via an attractive porch, a bright and exceptionally spacious hallway – complete with clever under stairs cupboard and downstairs cloakroom - leads to an abundance of well-appointed reception rooms and living spaces.



First, is a light-filled dining room, the centrepiece of which is a large inglenook, complete with windows either side, original lincrusta panelling, and original picture rails, while deep coving adds further elegance. High ceilings and wooden flooring underscore the profuse light and space, while three windows offer views of the front gardens.

Next, is a vast drawing room which makes the ideal large family room, beautifully decorated in Farrow & Ball heritage shades. Despite ample proportions, the feel is homely and relaxed. Inset stained glass panels - kept from the original outside wall when the previous owners extended in around 1997 - form a fascinating and attractive feature. Another inglenook, with pipe windows either side, creates a distinct focal point, featuring a reading nook, along with ceiling beams and v-groove wooden flooring. A run of three front windows mirror those in the dining room lending the property that Georgian double-fronted symmetry.



An attractive study, again beautifully lit from two windows, and leading to a lovely rear lounge or playroom on one side, and a vast garden room on the other. Each of these rooms enjoys direct access to a large terrace and the generous garden beyond. The garden room, once a conservatory, is now a superb space, fully embraced by gardens and looking out over Bramhall Golf Club's fairway. Now warm in Winter and cool in Summer, the garden room is incredibly versatile – perfect for parties or huge family Christmases.





THE HEART OF THE HOME



The primary or family kitchen is a generous space, fitted with beautifully handcrafted oak-framed and hand-painted cabinetry topped with stylish and robust granite countertops into which is set a pleasing Belfast sink. Despite the regency elegance of the Shaker style, the kitchen is fully equipped with state-of-the-art Miele appliances and exceptional amounts of – often hidden – storage, including an ingenious recycling waste bin drawer and a full height larder unit.

A Miele steam oven, double oven, and an AGA range cooker with a six-ring hob join a Rangemaster American-style fridge/freezer and additional wine cooler, and an integrated Miele bean-to-cup coffee machine. Clever plinth heaters ensure a cosy kitchen, despite its size, and the Amtico slate look flooring is comfortable and hardwearing underfoot.

A sizeable island leads to a large dining space, complete with a wooden Shaker dresser discreetly housing a large television. Apex Velux windows, automated for ease, in addition to attractive French doors, maximise light. It's rare that such a stunning kitchen is equally functional and offers so much storage without affecting its aesthetics at all.





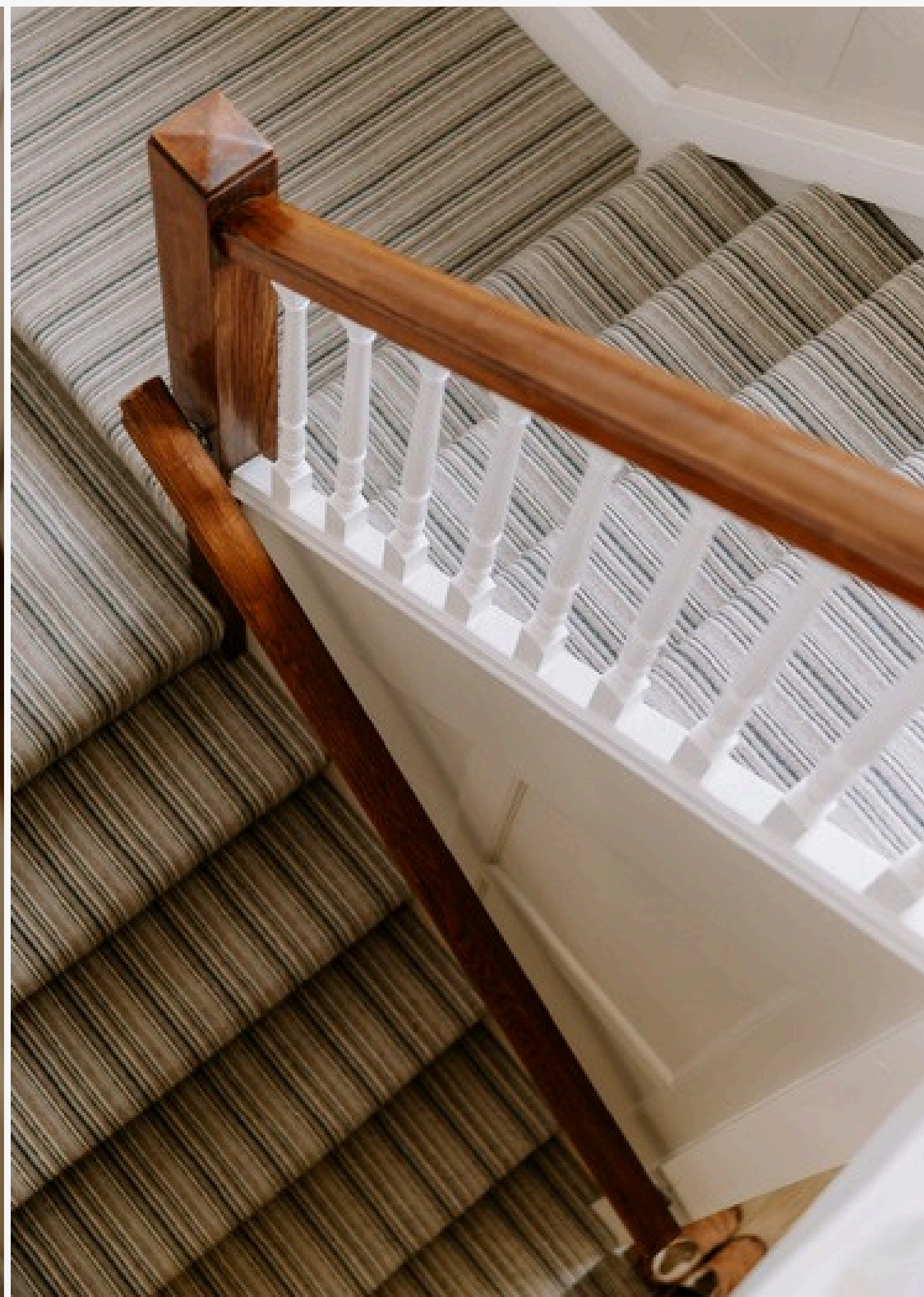
“We love feasts, and celebrations, and hosting - our kitchen is the perfect place to gather.”

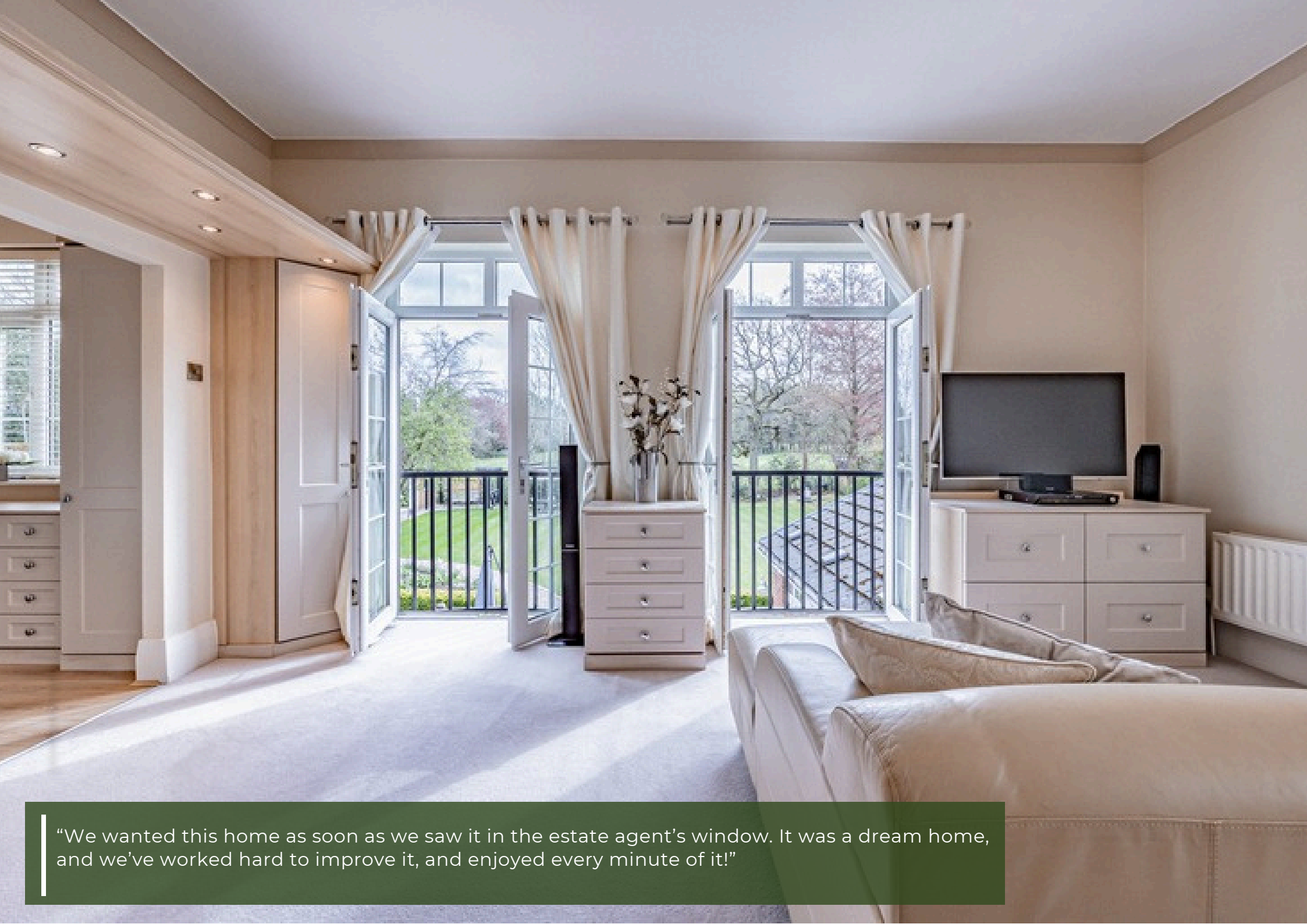
Impressive though the kitchen undoubtedly is, a prep kitchen adjoining it, featuring a 5-ring Rangemaster Gas Hob and powerful extractor. Ideal for catering, or to avoid cooking smells, this is also a well-thought out and carefully presented space, with integrated Bosch appliances.

A huge pantry joins a further fridge freezer, a Bosch oven and microwave, dishwasher and a cupboard housing a veritable beast of a Bosch boiler. This commercial boiler is only a year old and chosen to powerfully heat the entire house.



The prep kitchen enjoys a handy utility or laundry room to one end, and a superbly practical shower room to the other. The shower room houses a further wc and is accessible directly from the rear garden – a Godsend for muddy dogs or rugby players.





"We wanted this home as soon as we saw it in the estate agent's window. It was a dream home, and we've worked hard to improve it, and enjoyed every minute of it!"

THE PRINCIPLE SUITE

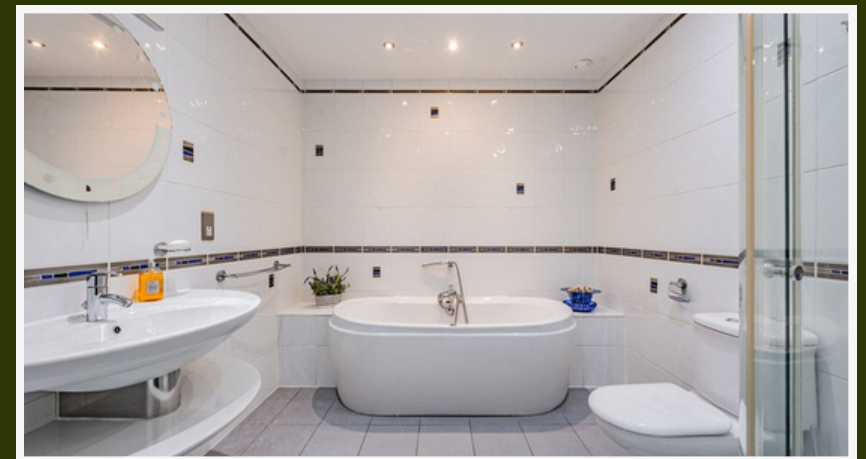
A small passage leads to the master suite. This is a beautiful, palatial room, with a double Juliet balcony enjoying far-reaching views of the gardens and golf course beyond. So spacious is this room that a large sitting area makes the most of the outlook. Flexible zoned lighting adds to the ambience, and there's ample room for an emperor bed.

An arched doorway leads from the suite to a beautifully fitted dressing room, looking over the garden and basking in daylight. This space leads to a superb and generous ensuite complete with a large whirlpool bath, double basins, and Grohe spa shower. This exquisite space is a peaceful retreat. More than that, there's also potential to add a sun terrace over the garden room.





A beautiful family bathroom, complete with sleek power shower and a large whirlpool bath, is bright and roomy, with a handy airing cupboard too.





There are five bedrooms, each of which is beautifully decorated, plushly carpeted, and furnished with fitted wardrobes and storage. The first four are spacious doubles, one of which is ensuite and so ideal for guests.

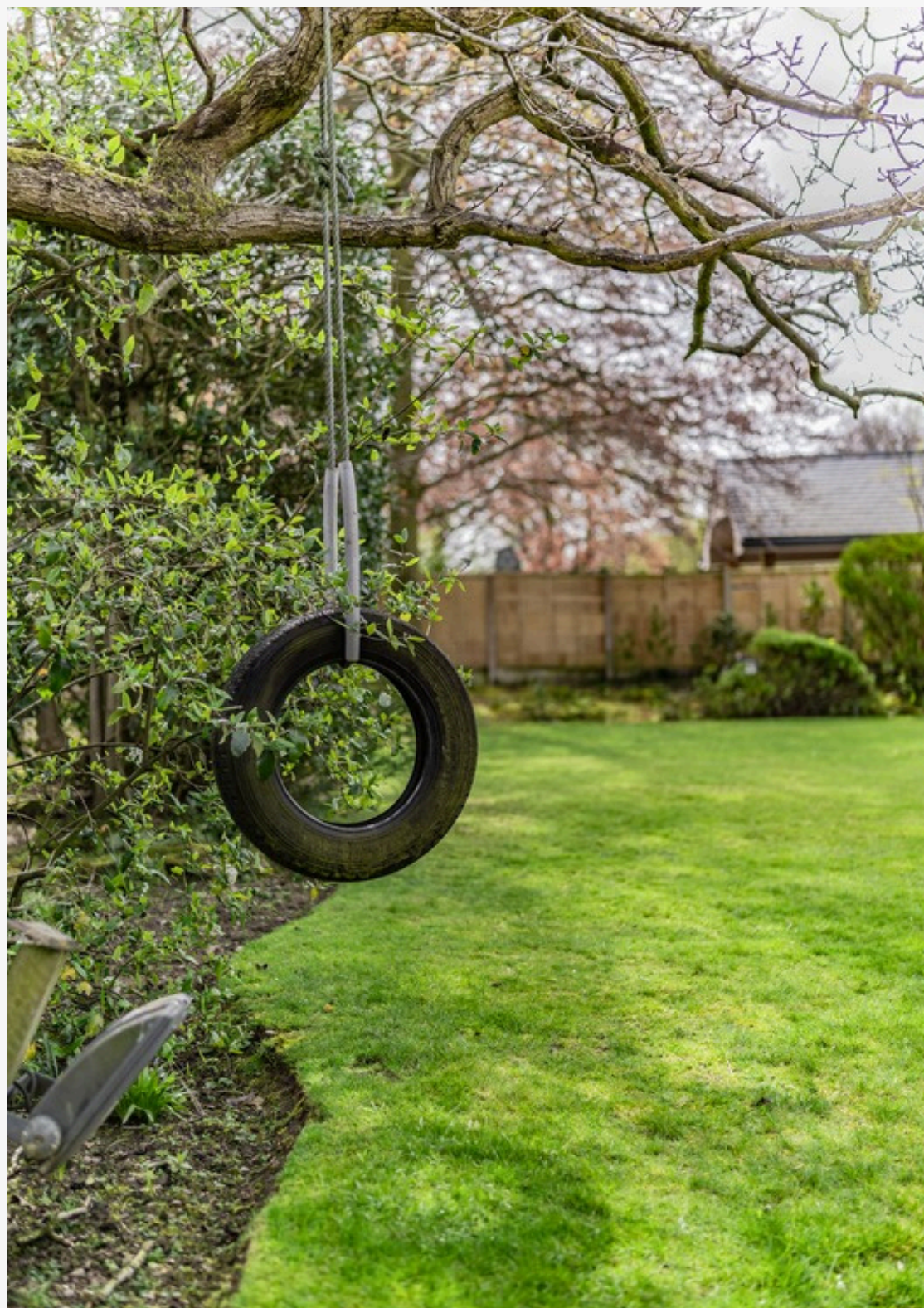


An entirely self-contained, brick-built, multi-function games room - known to the family as the party room - is large enough to convert to a granny or student annexe - planning permission was once in place, so should be straightforward should the new owners choose to develop.

Currently, it accommodates a bar area, gym equipment, a table tennis table, a darts oche, and a surround sound cinema system – and still, there’s room for a large sofa. As it stands, it would make an ideal business premises, with a wealth of potential uses, or the perfect work from home office. The access to the wet room is useful for this, too. To the other side of the property stands a double garage, with automated doors. That, along with a large but hidden shed, offers abundant storage.

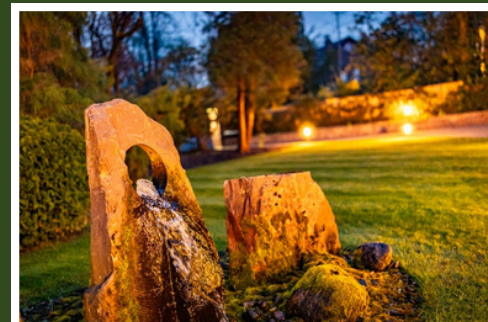
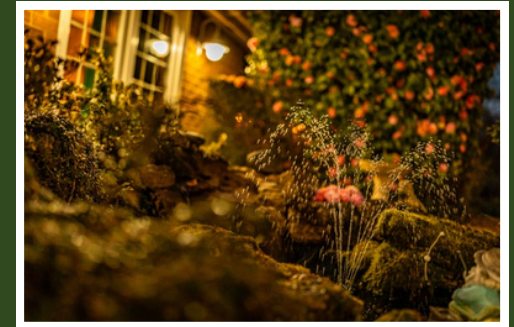
A wonderful summerhouse, which, equipped with power and Wi-Fi, makes a wonderful office, writer’s or artist’s retreat, or studio. Indeed, a desk currently sits under the window, looking over the golf course. The summerhouse has an adjoining Pergola and Gazebo making the area another perfect party spot.







The gardens are private and secluded and lead the eye over trees and greenery for miles – traditional railings ensure uninterrupted views over the golf course. The garden is large and well-tended, with an area to the side which would make a super putting green. The main lawn, surrounded by flowerbeds which will burst into bloom, has space for all the children’s play equipment imaginable.



THE HISTORY OF ASH GREEN....



Ash Green, built early in the twentieth century is bursting with charm and character. Full of its own history and heritage, the property was designed and built for the family of Walter Williams, son of renowned local grocer John Williams, innovator of self-service grocery stores stocking chilled foodstuffs.

LOVE WHERE YOU LIVE

Bramhall is home to two exceptional golf clubs – one of which backs onto the gardens of this incredible home - as well as two tennis clubs, and highly regarded Stockport Rugby Club.

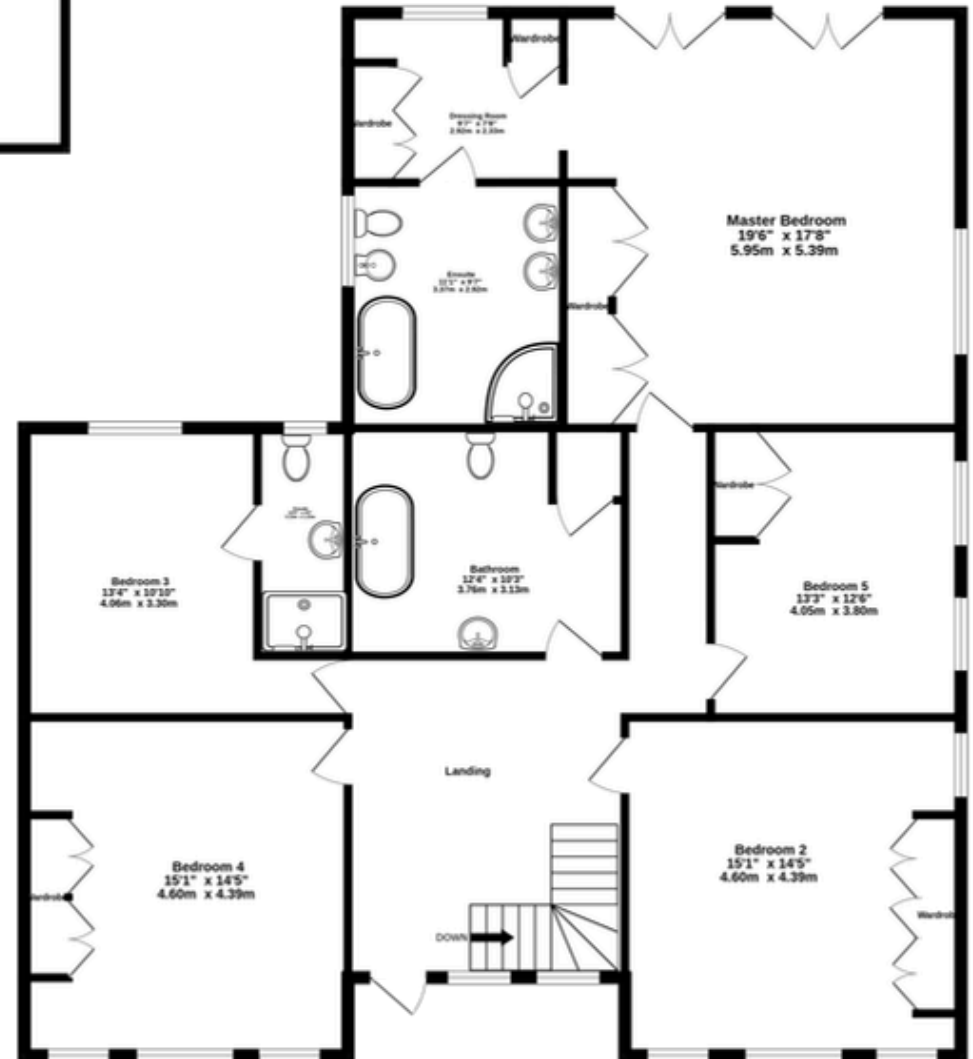
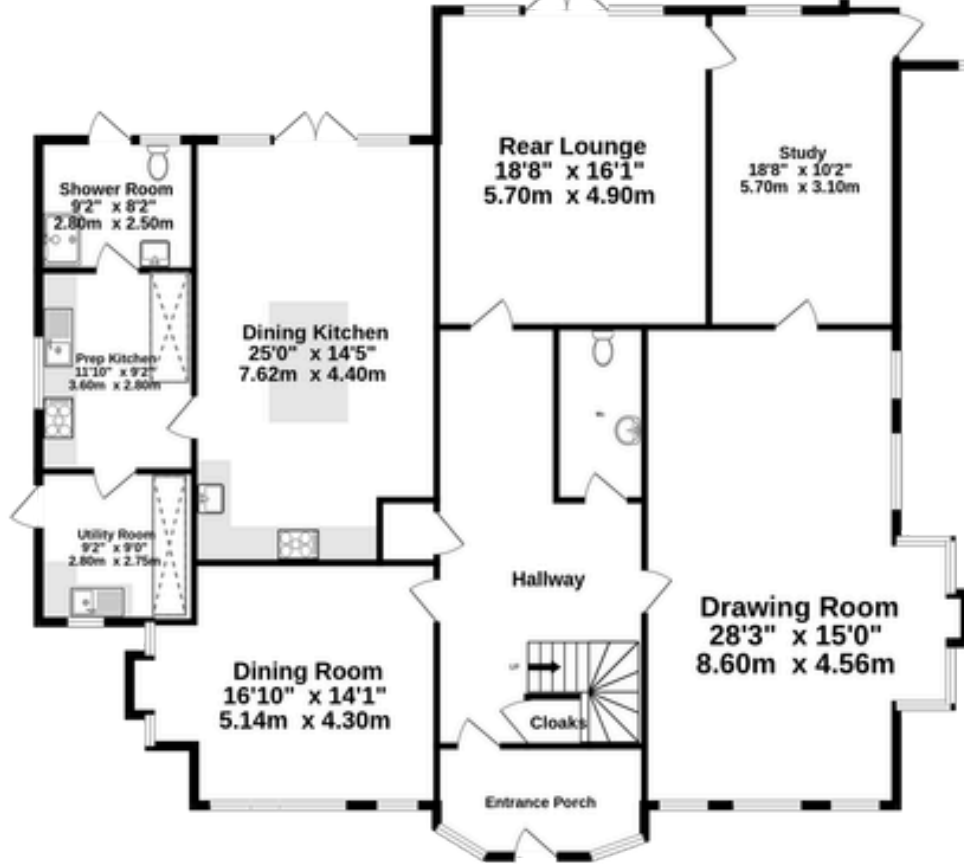
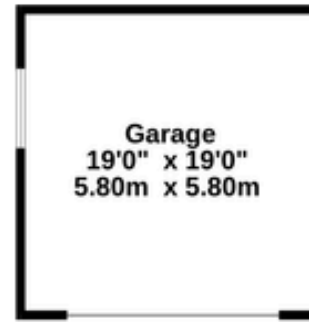
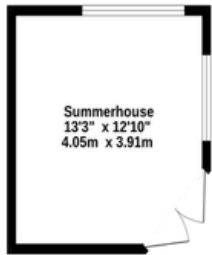
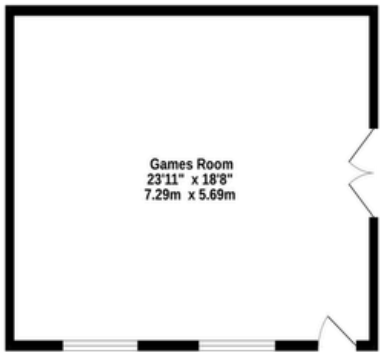
Ladythorn Crescent perfectly embodies the appeal and prestige of Bramhall living. Tree-lined and pleasant, it's just a short stroll from Bramhall station which brings Manchester within easy reach.



Ladythorn Crescent is just a gentle stroll from Bramhall's vibrant village centre, with its array of shops and eateries. Also within walking distance is the beautiful Tudor Bramhall Hall, with its rich history. The timber-framed hall was the seat of the Davenport family for over five hundred years and still boasts Elizabethan plasterwork and wall paintings, and a Victorian kitchen and servants' quarters. The hall is open to the public, and, set on a hill, overlooks the lush and expansive grounds of Bramhall Park, through which meanders the Ladybrook. The Ladybrook can be followed in either direction to offer miles of walking. Carr Woods – nicknamed Bluebell Wood in Spring, thanks to swathes of the blooms - and Happy Valley are also nearby.



“This location is perfect. Close to everything and yet private and peaceful. This is a safe place.”



Total Floor Area
5751sq. ft. (534.2 sq.m) approx.



HIGHLIGHTS



- Prestigious position on a private, tree-lined road in central Bramhall
- Impressive plot of approx. two-thirds of an acre with secluded wraparound gardens
- Elegant double-fronted period home with original character features throughout
- Extensive living space including multiple reception rooms and a spectacular garden room
- Luxury dual kitchen setup with high-end appliances and separate cook's kitchen
- Five generous bedrooms including a palatial principal suite with dressing room and ensuite
- Exceptional outdoor amenities including summerhouse, pergola, gazebo, games/annexe building and large horse-shoe style, in-out driveway
- Large in-out driveway with carport and parking for up to 18 vehicles, plus double garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ash Green, Ladythorn Crescent, Bramhall, SK7 2HB

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