

Part Exchange
Considered



Deneway, Bramhall, Stockport, SK7 2AR

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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On a South-facing plot of around one third of an acre this detached, four bedroom, four bathroom family home has been impressively and thoughtfully extended by an architect and is tucked away in one of Bramhall's most sought-after cul-de-sacs.

This elegant Arts & Crafts home has been significantly enhanced by a bespoke architect-designed extension, creating impressive accommodation over 2,600 sqft, finished to an exacting standard throughout. The property enjoys a highly desirable residential setting, ideally placed for Bramhall Village, excellent transport links and well-regarded schools including Hursthead Primary and Bramhall High School.

A welcoming entrance hall features solid wood flooring which continues through to the principal living room, with excellent coat storage and a ground floor WC. The living room is a great space, centred around an original inglenook with windows to either side, a stone fireplace and log burner. Glazed bifold doors connect seamlessly through to the dining room, while French doors open directly onto the rear patio and garden, making this an ideal room for both everyday living and entertaining. The dining room is rich in Arts & Crafts detail, with exposed beams, plate rails and matching wood flooring flowing through from the lounge. An electric fire adds warmth, and glazed doors provide further access to the patio, with an additional internal door leading through to a sitting room. The sitting room offers a cosy yet versatile third reception room, fitted with a gas fire and plantation shutters. From here an additional WC and a generous utility room, complete with an extra sink, space for appliances and a door leading to the side of the house, ideal for busy family life. An integral garage with manual door and side access provides further storage.

The heart of the home is the outstanding extended dining kitchen, accessed via glass bifold doors from the sitting room. Finished with porcelain tiled flooring and wet underfloor heating, this exceptional space is flooded with natural light via large windows with a corner garden outlook. The kitchen is comprehensively fitted with quartz worktops featuring a sharp-nose finish, a substantial central island with pop-up sockets, Reginox hot water tap and integrated Bosch appliances including: dishwasher, microwave, warming drawer, combi oven and steam oven/grill. A gas hob sits alongside an induction hob on the island, while full-height fridge and freezer units flank a Liebherr wine fridge. Ceiling-mounted extraction keeps the clean lines uninterrupted. The property benefits from a three-zone central heating system.





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To the first floor, a glazed feature window on the turn of the staircase leads to a large landing with room for additional storage. There is a separate WC and a family bathroom fitted with electric underfloor heating. The principal bedroom is an impressive retreat, enjoying a dual aspect with two skylights, a sloped ceiling and garden views. The en-suite bathroom is finished to a high standard with porcelain tiling and a skylight, creating a hotel-style feel. A further double bedroom features fitted mirrored wardrobes and overlooks the garden, while another bedroom enjoys a striking dual-aspect design with a double-height inglenook echoing the living room below, complete with its own fully tiled ensuite. In total, the home offers four well-proportioned bedrooms and four stylish bathrooms.

Outside, the South-facing garden is a standout feature, thoughtfully landscaped and well stocked with mature planting including a tulip tree, blossom cherry tree, Mexican orange shrubs and conifers providing excellent privacy. A paved patio leads to a covered BBQ area beneath a pergola, with a greenhouse and substantial workshop running along the left-hand boundary. A pond sits at the bottom of the garden, creating a tranquil outlook. Both the workshop and shed benefit from proper concrete bases, power and multiple sockets, with the shed also supplied with electricity. A side gate provides practical external access.

To the front, a generous driveway provides parking for four vehicles. This is a rare opportunity to acquire a beautifully balanced family home that combines original character with contemporary living, set within one of Bramhall's finest residential locations.

The Current Owners Love:

- The south-facing garden, which enjoys sunlight throughout the day and creates the perfect setting for relaxing or entertaining outdoors.
- The fabulous kitchen is truly the heart of the home – a beautifully designed, welcoming space where family and friends naturally gather.
- Set within a quiet cul-de-sac, the property offers a wonderful sense of peace and privacy, making it an ideal place to call home.





Key Features:

- South-facing rear garden
- Substantial private established plot of approximately one third of an acre
- Bespoke architect-designed stunning kitchen extension
- High specification finish throughout
- Four bedrooms and four bathrooms
- Sensational dining kitchen with underfloor heating
- Four reception rooms
- Integral garage, workshop and garden buildings with power

Tenure: Freehold

Council Tax Band: g

Possession: Vacant possession upon completion

Total Floor Area: 2681 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
6.10m x 4.97m

Dining Room
5.08m x 3.48m

Dining Kitchen
6.62m x 5.62m

Utility Room
2.87m x 2.16m

WC
0.78m x 1.47m

Sitting Room
6.88m x 3.45m

Wc
1.57m x 1.76m

Integral Garage
4.01m x 2.79m

Bedroom 1
4.78m x 4.39m

En-suite
2.01m x 2.51m

Bedroom 2
4.93m x 4.52m

Ensuite
1.96m x 2.01m

Bedroom 3
3.71m x 2.84m

Ensuite
1.73m x 2.77m

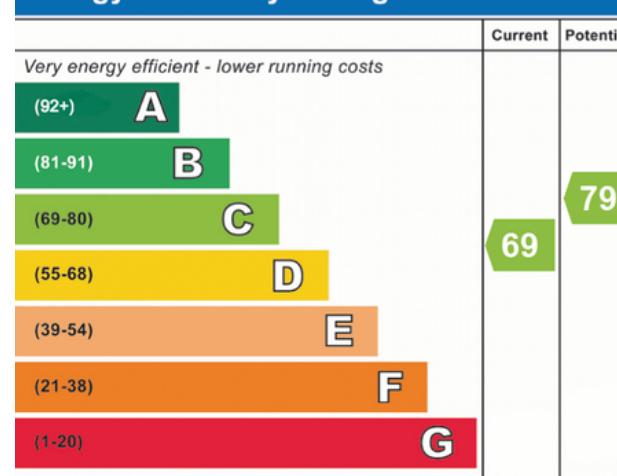
Bedroom 4
3.48m x 2.16m

Bathroom
2.57m x 1.73m

Workshop
5.98m x 2.39m



Energy Efficiency Rating



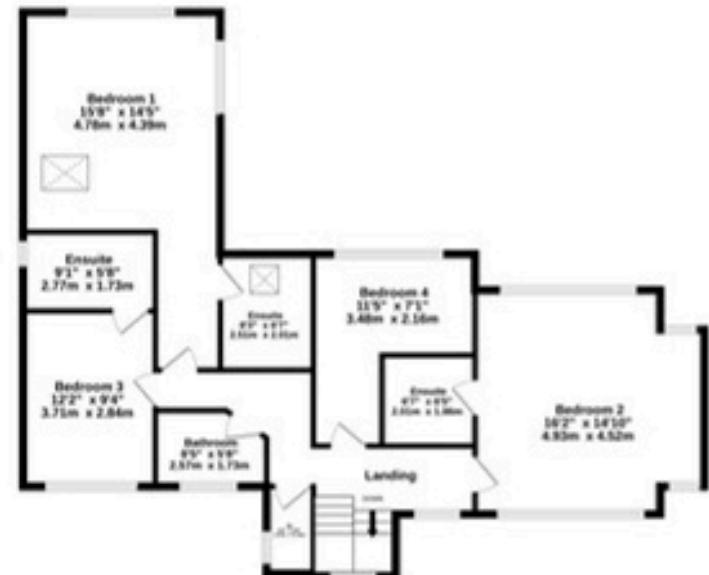
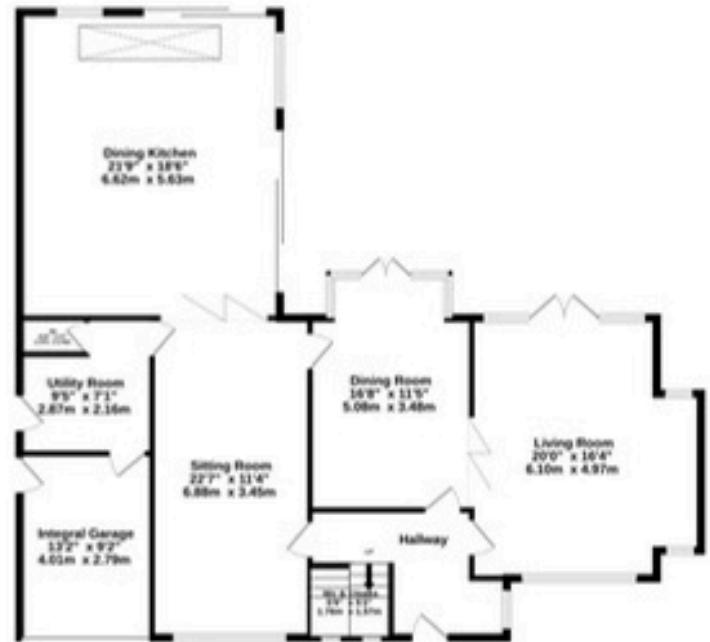
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EU Directive
2002/91/EC





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TOTAL FLOOR AREA : 2681 sq.ft. (249.1 sq.m.) approx.

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