

42 Hall Moss Lane

Bramhall, Cheshire, SK7 1RD



mosley jarman





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£1,500,000

A very substantial, chain free detached residence in this favoured location, ideally positioned just a 15 min walk to Bramhall village. Boasting 3775sq ft of accommodation, this spacious home also occupies a large south facing garden plot, and has excellent further scope for further development (subject to any necessary consents) with 2 double attached garages to the side. With 4 reception spaces, a modern breakfast kitchen and beautifully balanced 5 bedroom, 3 bathroom accommodation plus a loft room with even more conversion potential, it's a very exciting opportunity.

The property comprises a large entrance hallway, with doors to the front lounge with its feature fireplace, a spacious dining room, downstairs WC, the rear lounge with another fire place and bay window overlooking the rear and sliding doors leading into a conservatory with doors opening to the garden. The modern kitchen is fitted with a good range of floor and wall units with granite style worktops and a central island unit with doors out to the rear. Housing a full host of high spec integrated appliances and space for an American fridge freezer. Off a side hall is a useful pantry cupboard and a sizable utility room with plumbing for washer, dryer, a second dishwasher and housing the boiler. A enclosed second hallway has a door to the driveway and rear door to the garden, plus internal access to the house and also the attached garages.

On the first floor the spacious landing leads to 5 generous bedrooms, all of which enjoy attractive built in wardrobes. The principal bedroom has dual aspect windows with views over the rear garden and has a spacious en-suite shower room with a large walk in shower, whilst bedroom 2 also has its own en-suite shower room. The stylish family bathroom has a modern suite which includes a double ended bath and large walk in shower. Off the landing, a staircase leads up to the loft room, currently an office with sky light windows with access to a further large lof



- SIGNIFICANTLY EXTENDED
- 4 RECEPTION SPACES
- PRIME WOODFORD LOCATION
- EXCITING FURTHER POTENTIAL
- LARGE GARDENS
- 2 DOUBLE ATTACHED GARAGES
- WELL PRESENTED THROUGHOUT
- WONDERFUL FAMILY HOME





Grounds and Gardens

To the front is a very wide and deep garden and driveway frontage, with off road parking for multiple vehicles and access to the attached garages. To the rear is a very large and beautifully maintained garden with large lawned areas, mature beds and borders, a sizable pond and very well established tree and shrub lined borders.

Location

Bramhall is an attractive, leafy and affluent village with a population of around 25,500, situated 11 miles to the south of Manchester. A suburb that has emerged on a 'rich list' as 4th most expensive in house prices around Greater Manchester. Bramhall has a strong village community spirit (voted 'least lonely' and the 'friendliest' place to live in Britain), playing host to a Summer Festival, Light Up Bramhall winter festival and numerous community-centred events. Bramhall plays host to many restaurants, bars and coffee shops. Restaurants are joined by drink and dine venues to create a vibrant nightlife for a modest village. At the more relaxed end of the spectrum lie quality coffee shops. Bramall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramall Hall Park, it is set in 70 acre grounds of parkland, woods, lakes, and gardens, playing host to it's own 5K Run. Ladybrook (Happy) Valley, an ancient wooded river and nature reserve provides another 17 hectares of peaceful walks and recreational space. Enjoy sports at Bramall Park Golf Club, Bramhall Golf Club, Bramhall Lane Lawn Tennis Club, Bramall Park Lawn Tennis Club and Stockport Hockey Club and keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes into the city centre. Bramhall is easily accessible via M60 and M6 motorways and local buses are plentiful.

Important Information

Heating - Gas powered Central heating, electric underfloor in family bathroom

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)

Water Meter - No

Freehold

Broadband providers - Openreach- FTTP (Fibre to the premises) You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three

Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

**Information provided by GOV.UK

Postcode:	SK7 1RD
What 3 Words:	design.salads.paid
Council Tax Band:	F
EPC Rating:	D
Tenure:	Freehold

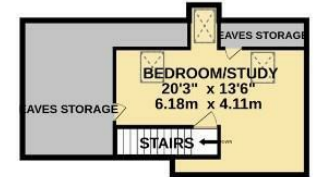
GROUND FLOOR
2152 sq.ft. (199.9 sq.m.) approx.



1ST FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 3775 sq.ft. (350.7 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658
www.mosleyjarman.co.uk

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