

53 Ogden Road

Bramhall, Cheshire, SK7 1HL



mosley jarman



**53 Ogden Road, Bramhall,
Cheshire, SK7 1HL**

Offers In Excess Of £1,000,000

An exceptional opportunity to acquire a substantial detached family home in the hugely sought after Syddal Park conservation area. Boasting a large, south facing rear garden and a huge loft area which offers exciting scope for formal conversion, the house enjoys ample off road parking for 6 cars and a large tandem garage. The property is loved family home and has been well maintained, but does offer exciting scope for improvement and modernisation and is sensibly priced to reflect this wonderful potential.

The property comprises of: a spacious entrance hallway which leads to 3 very generous reception rooms all with bay windows; a morning room and kitchen beyond and a useful downstairs shower room/ WC. There is direct access to the rear garden from the lounge, morning room and kitchen.

On the first floor you'll find 5 well proportioned bedrooms, the modern family bathroom and a separate WC, whilst from the landing an open turning staircase leads up to the loft space. At the loft level there are 4 sizable storage rooms which have the potential to be converted (subject to any necessary consents) to create another very large floor of living space if desired.



- SUBSTANTIAL DETACHED FAMILY HOME
- 4 RECEPTION ROOMS
- 2 BATHROOMS
- AMPLE DRIVEWAY AND GARAGING
- LARGE SOUTH FACING REAR GARDEN
- 5 BEDROOMS
- WONDERFUL SCOPE TO CONVERT THE LOFT
- SYDDAL PARK CONSERVATION AREA



Grounds and Gardens

The house is approached via a large driveway and garden frontage with ample off road parking and access to a particularly large tandem garage. The south facing rear garden is a real treat, giving a large patio adjacent to the rear of the house which leads onto a very large lawned garden with mature beds and borders, a pond, small potting shed and summer house.

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

Mains - Gas, electric, water and drains
Property Construction- Brick built with tiled roof
Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
Water Meter- Present at Property
Freehold

Broadband providers - Openreach- Copper and Fibre connection. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three*
Mobile providers- Mobile coverage at the property available with all main providers*.
(Some limited indoor 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 1HL**
What 3 Words: **candle.cycles.wakes**
Council Tax Band: **G**
EPC Rating: **E**
Tenure: **Freehold**

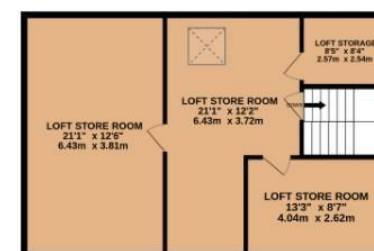
GROUND FLOOR
1527 sq.ft. (141.9 sq.m.) approx.



1ST FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



2ND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 3232 sq.ft. (300.2 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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