

23 Manor Road
Bramhall, Cheshire, SK7 3LX



mosley jarman





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£1,400,000

Welcome to this stunning and substantial detached residence, an outstanding double bay fronted family home offering over 4,000 sq ft of beautifully remodelled, extended, and refurbished accommodation. Perfectly positioned within walking distance of Cheadle Hulme village and train station, the property also enjoys easy access to Bramhall Park and Bramall Park Golf Club, making it ideally located for family life and commuting alike.

The impressive ground floor is tiled throughout with wet underfloor heating and begins with a large storm porch opening into a magnificent reception hall with bespoke oak staircase and glass balustrade. The spacious layout flows into three reception rooms including a comfortable family room with living flame gas fire, a formal living room with bi-folding doors, integrated projector and screen, and Lutron lighting, and a separate dining room for more intimate entertaining.

The heart of the home is the superb open-plan dining kitchen, fitted with sleek contemporary cabinetry, Quartz worktops, a feature island with breakfast bar seating, glass splashbacks and a full suite of integrated Siemens appliances, plus space for an American-style fridge freezer. A separate utility room/preparation kitchen provides additional storage and workspace.

Upstairs, a striking galleried landing with picture window and four Velux roof windows leads to five well-proportioned double bedrooms. The principal suite is an indulgent retreat with views over the rear garden, a dressing room with bespoke wardrobes and a luxurious en-suite shower room featuring a walk-in shower and underfloor heating. One further bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a high-spec family bathroom complete with freestanding bath and separate shower.

A 'paddle' staircase on the landing leads up to a large loft room (not to building regs), fully fitted out and with sky light windows, there's also access to lots of useful eaves storage.



- Five double bedrooms, three bathrooms, and three reception rooms.
- Prime location close to Cheadle Hulme village, station, and Bramhall Park
- Large private rear garden with raised terrace and mature borders
- Stunning principal suite with dressing room and en-suite
- Modern tech features including Lutron lighting, projector/screen, and video intercom
- Substantially extended and refurbished to a high standard
- Gated resin driveway, integral garage, EV charger, and secure parking
- Luxury kitchen with Quartz worktops, Siemens appliances, and island
- Underfloor heating downstairs, radiators upstairs, and Vaillant boiler
- Alarmed with central vacuum system and electric garage door





Grounds and Gardens

Approached through secure electric gates, the property stands proudly on a generous plot with a stylish resin driveway offering parking for several vehicles, an integral garage with electric door, EV charging point and well-lit landscaped frontage. The rear garden is a true highlight — large, private, and mainly laid to lawn with an elevated tiled terrace, perfect for entertaining, and mature planting providing year-round interest and privacy.

Special Features

Additional features include a full alarm system, video intercom entry, central vacuum system, wet underfloor heating to the ground floor and radiator heating upstairs, powered by a modern Vaillant boiler. The house is beautifully finished and immaculately presented throughout — ready for a new family to move in and enjoy.

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 (Wet underfloor downstairs, radiators upstairs)

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 - Present at property

Freehold

Broadband providers - Openreach- FTC (Fibre to Cabinet). 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 3LX**

What 3 Words: **email.gone.paper**

Council Tax Band: **G**

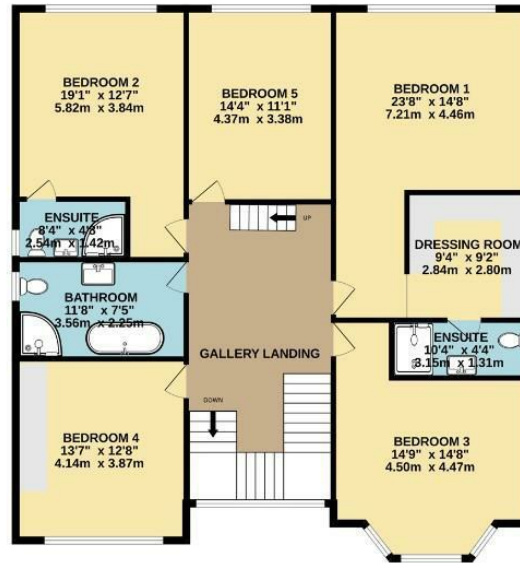
EPC Rating: **Freehold**

Tenure:

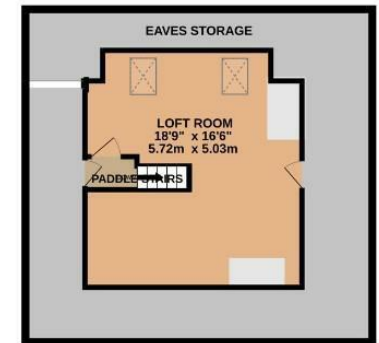
GROUND FLOOR
1927 sq.ft. (179.0 sq.m.) approx.



1ST FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



2ND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 4043 sq.ft. (375.6 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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