

# 8 Woodcote Avenue

Bramhall, Cheshire, SK7 3ND



*mosley jarman*





## 8 Woodcote Avenue, Bramhall, Cheshire, SK7 3ND

**Guide Price £550,000**

A simply stunningly presented townhouse, situated on a corner plot towards the cul de sac end of Ladybrook Road, a hugely desirable location just a short walk from Bramhall Park, Bramhall Park Golf Club, Cheadle Hulme Village and the mainline station. Having been stylishly upgraded throughout in recent years, this spectacular property boasts high specification finishes including an 'Abbott Wade' solid Oak and glass staircase, Silestone kitchen worktops, Amtico acoustic backed flooring, Lutron wireless blinds on the first floor and a whole host of bespoke joinery storage, making this a simple 'move in' home which is bound to appeal.

Accessed via a spacious entrance hallway, the property comprises a flexible downstairs bedroom with a shower room/ WC, a recently created utility room which leads to a large understairs storage cupboard and has an internal door to the integrated garage.

The stunning, contemporary staircase leads to the first floor where large glazed panels and doors lead through to the large L-shaped lounge / dining space. Flooded with natural light through the large windows, this lovely space enjoys a stylish fireplace in the lounge area and beautiful bespoke side and display unit in the dining area where a large opening and a breakfast bar space leads through to an open plan modern kitchen. Fitted with an extensive range of floor and wall units with Silestone worktops, the fantastic kitchen houses two Miele ovens, a Bosch gas hob, AEG dishwasher and integrated fridge/ freezer.

On the second floor, the beautiful staircase is set below a large skylight which floods the space with light, whilst the landing leads to 3 further generous double bedrooms, all with bespoke built in wardrobes and lovely leafy views through the large windows. A beautifully appointed shower room with textured tiled walls, wall hung WC and hand wash basin and a huge walk in shower with a ceiling mounted shower head has another skylight window which also provides roof access



- STUNNINGLY PRESENTED THROUGHOUT
- SITUATED OFF ONE OF BRAMHALLS MOST SOUGHT AFTER ROADS
- FRONT AND SIDE GARDENS
- DRIVEWAY AND GARAGE
- CLOSE TO DESIRABLE SCHOOLS (SUCH AS CHEADLE HULME SCHOOL, GREENBANK PREP AND LANE END))
- 4 DOUBLE BEDROOMS, 2 BATHROOMS
- PRIME BRAMHALL LOCATION
- WONDERFUL OPEN PLAN LIVING SPACES
- CLOSE TO BRAMHALL PARK





## Design

Designed by British Design Partnership (BDP), an international renowned practice for pushing boundaries and creating designs that are functional and sustainable.

## Grounds and Gardens

Approaching the property from Ladybrook Road is a driveway giving ample off road parking and access to the garage via an electric door. The gardens wrap around the front and side of the property, giving sizable lawned areas with well stocked beds and hedge lined borders and a large paved patio area.

## 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. Bramhall Hall is the area's most famous landmark, one of England's greatest 14th century manors. Centre piece to Bramhall 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, Bramhall 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 central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with flat roof.

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

Water Meter- Present at Property

Leasehold - 940 years remaining. Ground rent £15/ annum

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\*. \* 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 3ND**

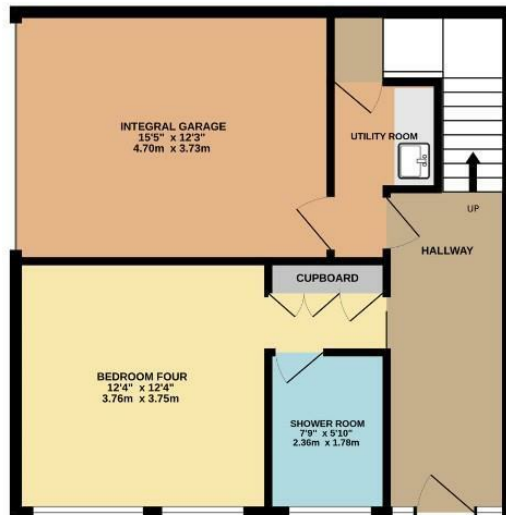
What 3 Words: **birds.score.cakes**

Council Tax Band: **D**

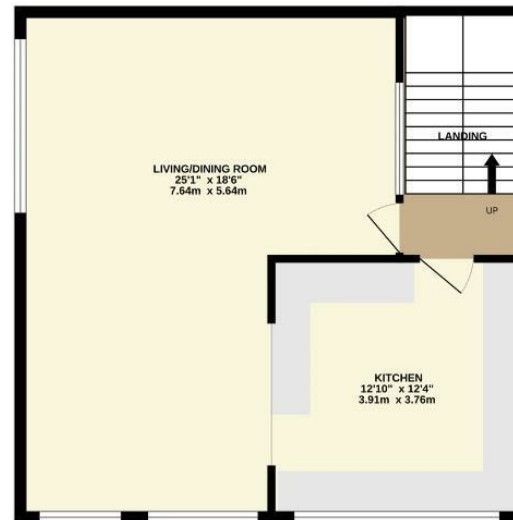
EPC Rating: **D**

Tenure: **Leasehold**

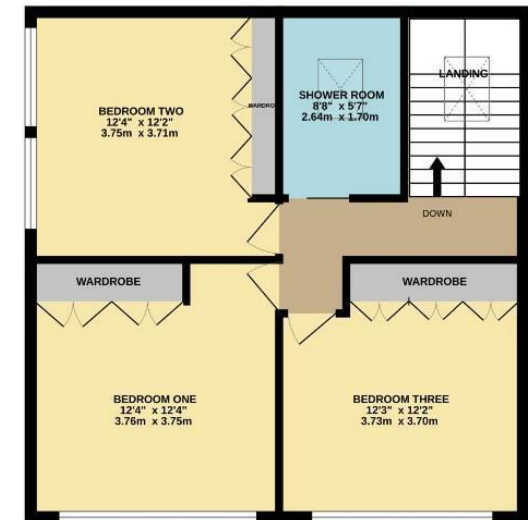
GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.7 sq.m.) approx.



2ND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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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