

**10 Lawton Avenue**  
Bramhall, Cheshire, SK7 2JL



*mosley jarman*









## 10 Lawton Avenue, Bramhall, Cheshire, SK7 2JL

**£999,950**

A spectacular home which has been re-built to create a spacious detached residence, finished to an uncompromising finish, with high specification materials and cutting edge architectural details in abundance. Situated in a popular location, close to sought after schools and within easy reach of Bramhall Village and also Bramhall Hall and gardens.

Approached via a huge paved 'carriage' driveway frontage and enormous front door, the property comprises a welcoming entrance hallway with a glazed door leading through to the main living space. Opening to a width of 35ft, the spectacular open plan living space has striking oversized floor tiles with underfloor heating, a contemporary gas fire with glass frame and huge bi-folding doors which open to the rear garden. Throughout the home is superb recessed lighting with various options to help create the perfect ambiance. The high specification kitchen area sits next to the dining area, boasting a huge number of units and a central island with attractive granite worksurfaces and a full compliment of integrated appliances. Set off the kitchen area is a utility / second kitchenette with a large sink, second gas hob and further storage cupboards. On the other side of the entrance space is a downstairs double bedroom with built in wardrobes and a pull down bed. A stunning downstairs shower room/ WC has huge wall tiles and striking 'gold' fittings. A central feature is an amazing bespoke solid stone 'floating' staircase which curves its way upwards.

On the first floor a beautiful gallery landing provides a lovely reading / study area with the large apex window flooding the space with natural light. There are 3 luxury bedrooms, all with built in wardrobes, whilst the main bedroom is huge with a walk in wardrobe recess and like bedroom 2 access out to the rear first floor balcony. A luxury en-suite and laundry room are off bedroom one, whilst the incredible family bathroom has a huge jacuzzi bath, shower and integrated TV

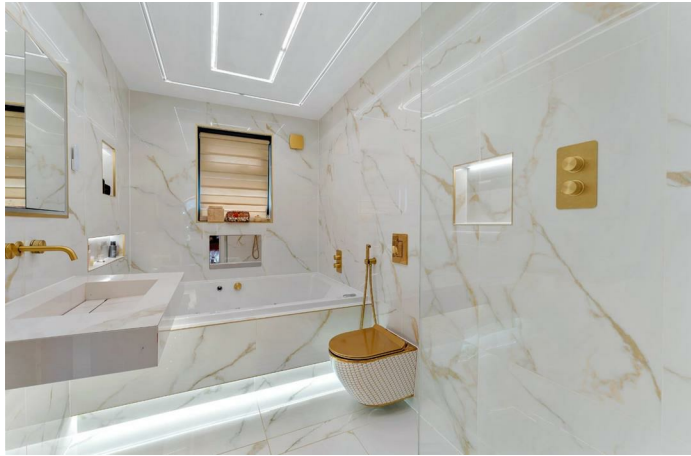


- COMPLETELY RE-BUILT FAMILY HOME
- 4 DOUBLE BEDROOMS
- HUGE DRIVEWAY FRONTAGE
- OPEN PLAN LIVING SPACE
- VERY HIGH SPECIFICATION FINISH
- 3 LUXURY BATHROOMS
- ENCLOSED REAR GARDEN
- MUST BE SEEN TO BE BELIEVED!









#### Grounds and Gardens

To the front is the huge in/ out driveway with raised planter beds and a raised paved patio which wraps around the house. A detached 'garage' / outbuilding provides excellent storage / potential for a home office. To the rear the garden is fully enclosed with wall mounted lighting, attractive paving, a large built in seating area surrounding a gas 'fire pit' and space and drainage for a hot tub. A large outhouse / shed gives extensive storage. At first floor level is a large balcony which can be accessed from 2 of the bedrooms.

#### 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 and air conditioning.

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- FTTP (Fibre to 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 2JL**

What 3 Words: **star.purple.clocks**

Council Tax Band: **D**

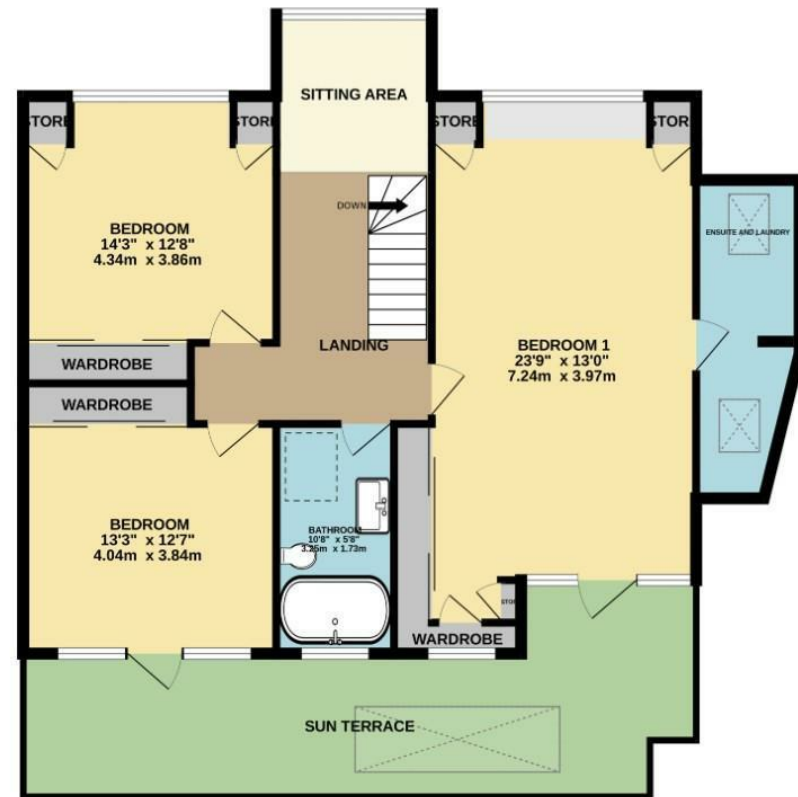
EPC Rating: **Freehold**

Tenure:

GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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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