

80 Woodford Road
Bramhall, Cheshire, SK7 1PB



mosley jarman





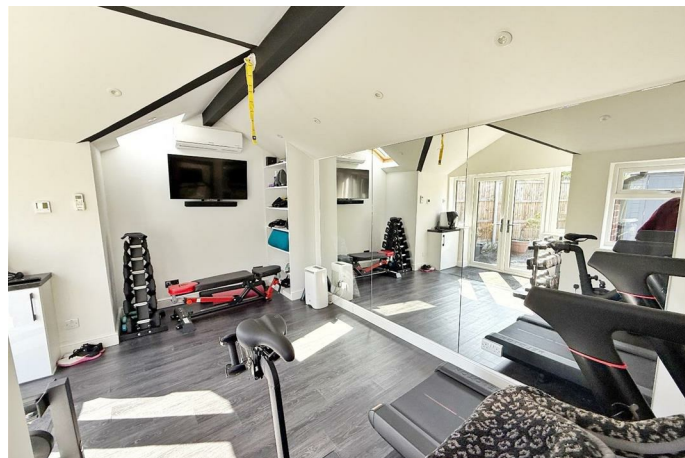
Twilbee Cottage, 80 Woodford Road, Bramhall, Cheshire, SK7 1PB

£775,000

A beautifully presented and significantly extended family home in this wonderful Bramhall location, just a short stroll from the village. Boasting a wonderful 'Orangery' extension at the rear and spectacular fitted kitchen, this spacious home has 4 reception spaces, well proportioned bedrooms, a walled driveway frontage, large rear garden and converted brick built 'garden room' currently used as a gym.

The accommodation comprises a spacious hallway with herringbone LVT flooring which extends into the kitchen, Orangery, sitting room and snug whilst a stylish downstairs WC is situated under the stairs. To the front is a bay fronted lounge with dual aspect windows, solid oak flooring and a woodburning stove, whilst to the rear a sitting room with a wall recessed gas fire and large opening through to the Orangery extension at the rear. With double doors opening to the rear garden and lots of windows to the side and rear, this light and airy space makes a large dining and family space and opens through to the stunning kitchen. Fitted with beautiful floor and wall units with Corian worksurfaces and stylish mirrored splashbacks, the kitchen houses an induction hob, dishwasher, double oven with double height cupboard housing a washer and dryer. Through the kitchen is a lovely snug with a window to the front, and a built in media storage unit.

On the first floor the landing leads to 4 bedrooms, and a spectacular family bathroom, complete with a freestanding bath, fully tiled walls and floor with underfloor heating, a large walk in shower and floating vanity hand wash basin. The principal bedroom has a good range of built in wardrobes, and a spiral staircase leading up to a loft dressing room and en-suite shower room.







Grounds and Gardens

To the front is a wall fronted driveway which provides excellent screening from the road and ample off road parking. To the rear is a large garden with a York stone paved patio adjacent to the rear of the house, beyond which is a large lawn with paved stepping stone meandering path to the rear. Set at the end of the garden is a fabulous detached, brick built garden house, used as a gym. Insulated and with air conditioning, folding doors and wifi link making it also suitable for use as a home office.

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 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 Bramhall 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 powered Central heating, some electric underfloor heating.

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 - Yes

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 1PB**

What 3 Words: **games.owner.super**

Council Tax

Band: **D**

EPC Rating: **F**

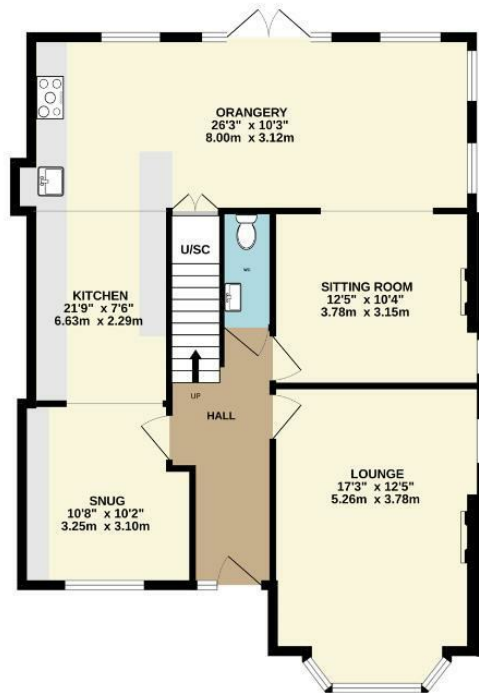
Tenure: **E**

FREEHOLD

GARDEN BUILDING
130 sq ft (12.1 sq m) approx.



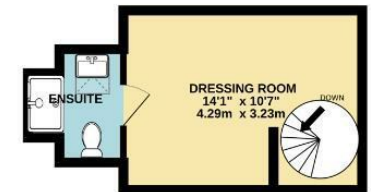
GROUND FLOOR
933 sq ft (86.7 sq m) approx.



1ST FLOOR
633 sq ft (58.8 sq m) approx.



2ND FLOOR
183 sq ft (17.0 sq m) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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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