

# 25 Ridge Park

Bramhall, Cheshire, SK7 2BJ



*mosley jarman*









## 25 Ridge Park, Bramhall, Cheshire, SK7 2BJ

**£1,300,000**

An exceptional detached family residence on the very exclusive 'Ridge Park', a quiet avenue of beautiful homes, just a short distance from the heart of Bramhall village. This home has enjoyed an extensive program of significant improvement in recent years including side and rear extensions, a new roof, re-decoration throughout and the installation of a stunning Tom Howley bespoke kitchen to name but a few, and enjoys a generous corner plot position with lovely wrap around gardens and far reaching views from the upper floor.

The property comprises a large entrance porch, through to a generous central hallway. A cloak cupboard under the stairs also opens through to a useful downstairs shower room/ WC. An extended lounge has direct access to the rear garden, whilst the sitting room has an attractive feature fire place. Both have dual aspect windows which overlook the lovely gardens. The stunning extended kitchen/ dining/ living space is flooded with light through the skylight windows and huge sliding doors which lead out to the rear garden. The beautiful Tom Howley kitchen is a real highlight, fitted with stunning in-frame units, top specification appliances including 2 ovens, induction hob with integrated extraction, Quooker tap, dishwasher, and wine chiller with a freestanding Fisher and Paykel fridge, plus large larder and drinks cupboards. Beyond the kitchen is a separate utility room, with a door to the garden, and beyond there is a large Gym space (formally the rear section of the garage) with an internal door to the remaining garage space.

On the first floor the spacious gallery landing leads to 4 generous double bedrooms and a study / single bedroom. The principal bedroom is a huge extended room (21ft x 24ft) with a vaulted ceiling and enjoying a contemporary en-suite shower room. The other bedrooms are serviced by a beautifully appointed family bathroom, complete with a freestanding bath and large walk in shower. Bedrooms 2 and 3 have lovely views.



- EXCLUSIVE RIDGE PARK LOCATION
- STUNNING TOM HOWLEY KITCHEN
- RECENTLY RE-ROOFED
- 4/5 BEDROOMS
- SIGNIFICANTLY EXTENDED
- CORNER PLOT POSITION









### Grounds and Gardens

With its corner position, there are great sized lawned gardens to the front, side and rear. The generous frontage also has a good sized driveway in front of a large storage garage with electric up and over door.

The rear and side gardens have been thoughtfully landscaped to include 2 paved patio areas to soak up the sun, a raised composite decked area adjacent to the lounge and attractive lawns which extend into the private side garden area, all surrounded by mature hedge and fenced borders.

### 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 central heating (radiators)

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-TBC

Freehold

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 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 2BJ
What 3 Words:	intro.beyond.loves
Council Tax Band:	G
EPC Rating:	D
Tenure:	Freehold

GROUND FLOOR  
1854 sq.ft. (172.2 sq.m.) approx.



1ST FLOOR  
1444 sq.ft. (134.1 sq.m.) approx.



TOTAL FLOOR AREA : 3297 sq.ft. (306.3 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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