

278 Bramhall Lane South

Bramhall, Cheshire, SK7 3DJ



mosley jarman





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£1,250,000

A most handsome and imposing Edwardian detached residence near Bramhall Park which has been extended to create a substantial family home which seamlessly combines period charm with high specification modern living. Offering expansive living space over 4 floors this lovely home also enjoys a brand new boiler and a large gated driveway with enclosed front and rear gardens making it ideal for the family buyer.

Entered via a large entrance porch, the accommodation comprises a wonderful reception hallway with original exposed wooden flooring, plate rail and fireplace. To the front is a bay fronted sitting room with a woodburning stove beneath a refurbished original fire surround, original exposed flooring and stained glass leaded lights. Double doors from the hall open to a large lounge with a bay window and doorway leading out to the rear garden and which has now been opened through to the stunning kitchen/ diner extension. Extending to over 32ft, this wonderful modern space enjoys underfloor heating, a vaulted ceiling with lantern skylight, triple aspect windows and bi-folding doors leading out to the garden. The kitchen area is fitted with timeless 'in-frame' units with granite worktops and a huge central island and breakfast bar, boasting a Neff Induction hob with pop up extractor, 2 Neff ovens, Coffee machine and microwave and a Bosch dishwasher. Space is provided for a fridge/ freezer and wine chiller. Beyond the lounge is a family room / office overlooking the rear garden. A cloak cupboard and down stairs WC are set close to a door which leads out to the side and door to the cellar.

On the first floor the spacious landing leads to 4 double bedrooms and the striking family bathroom, with the main bedroom enjoying a contemporary en-suite and walk in wardrobe. The second floor reveals a further 2 double bedrooms.

At basement level 2 smaller chambers lead to a large utility chamber with space for washer and dryer and housing the brand new boiler.



- HANDSOME EDWARDIAN DETACHED
- 4 FLOORS OF ACCOMMODATION
- STUNNING PERIOD FEATURES
- CLOSE TO BRAMHALL PARK
- HUGE KITCHEN/ DINER EXTENSION
- BRAND NEW BOILER
- GOOD SIZED FRONT AND REAR GARDENS
- CATCHMENT FOR NEVILLE ROAD PRIMARY





Grounds and Gardens

To the front a gated driveway sits alongside a sizable, enclosed front garden and extends via gates down the side of the house. The large rear garden has a composite deck adjacent to the rear of the house, perfect for al-fresco dining, and a large artificial lawn perfect for the active family. A raised summer house with a woodburning stove and terrace is in the rear corner, next to a space currently dedicated to a Hot tub, The borders are surrounded by mature tree and shrubs giving a good degree of privacy and there is a further paved patio area to the side.

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

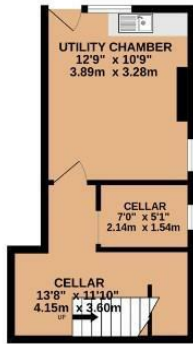
Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

**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 3DJ**
 What 3 Words: **cove.tend.save**
 Council Tax Band: **G**
 EPC Rating: **Freehold**
 Tenure:

BASEMENT
299 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
1469 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR
979 sq.ft. (90.4 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 3160 sq.ft. (293.6 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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