

31 Carrwood Avenue

Bramhall, Cheshire, SK7 2PY



*mosley jarman*









## 31 Carrwood Avenue, Bramhall, Cheshire, SK7 2PY

**£1,300,000**

An exceptional, attractive, spacious, and extended double-fronted 1920s four-bedroom detached home, situated in a prime location close to Carr Wood, Bramhall Lane Tennis Club, and Bramhall Park Golf Club. This elegant residence is within walking distance of Bramhall Village, the train station, and falls within the catchment area for the highly regarded Pownall Green Primary School.

A striking entrance hall, featuring the original front door, plate rack, and Amtico flooring, sets the tone for this stunning property. The ground floor offers an expansive living space, including a magnificent living room with a beautiful wooden parquet floor and an impressive inglenook fireplace with a living flame gas fire. The spacious dining room provides a perfect setting for formal entertaining, while the office/study is fitted with modern office furniture and electric Velux roof windows, creating an ideal workspace. The impressive living kitchen is a superb area for family living and entertaining, offering dedicated spaces for dining, lounging, and cooking. The kitchen is fitted with modern units, Quartz work surfaces, and integrated appliances, including a Neff electric double oven, induction hob, dishwasher, and wine chiller, with additional space for an American-style fridge freezer. Five Velux roof windows and aluminium-framed bi-folding doors open onto the rear garden. A large utility room provides ample space and plumbing for a washing machine and tumble dryer. A downstairs WC/cloakroom adds extra convenience for guests.

The first floor reveals a stunning galleried landing leading to the principal bedroom with a charming bay window and a large en-suite shower room fitted with white sanitaryware, marble tiled flooring, a wet shower area with Mira Excel thermostatic shower, a column radiator/towel warmer, and an electric shaver point. There are three further double bedrooms, two of which benefit from en-suite shower rooms in addition to the luxurious family bathroom.

- CHARACTERFUL DETACHED FAMILY HOME
- STUNNING EXTENDED KITCHEN/ DINING/ LIVING SPACE
- 4 DOUBLE BEDROOMS, 3 EN-SUITE
- LARGE DETACHED GARAGE
- LARGE GARDEN PLOT
- SEPARATE LOUNGE AND SITTING ROOM
- HUGELY SOUGHT AFTER AVENUE
- CLOSE TO BRAMHALL PARK









#### Potential and Scope

There is significant potential to convert the attic space into additional accommodation, subject to the necessary consents. This exceptional home retains an array of original and reproduction 1920s features, including leaded and Crittall windows, bay windows, coving, and parquet flooring. The front and side windows are wooden-framed and Crittall double-glazed, while the rear benefits from aluminium-framed double-glazed windows. The property is warmed by gas-fired central heating, powered by a Viessmann boiler.

This stunning period home offers a rare combination of character, space, and modern living in a highly desirable location. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

#### Grounds and Gardens

Externally, a brick-paved driveway provides off-road parking for multiple vehicles and leads to a detached double garage at the rear, equipped with an electric door, light, and power. The front garden is well-screened by mature trees and hedgerow, offering privacy. The beautifully landscaped rear garden is of an excellent size, featuring a large lawn and two patio areas, ideal for outdoor entertaining. Both the front and rear gardens benefit from a high degree of privacy and are not overlooked. EV charger.

#### 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.

Postcode: **SK7 2PY**

What 3 Words: **smile.impact.final**

Council Tax Band: **G**

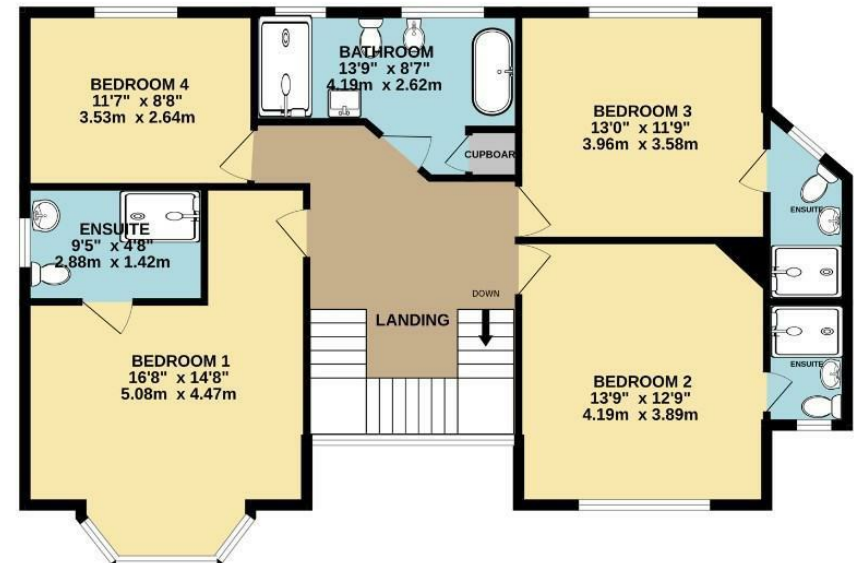
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1384 sq.ft. (128.6 sq.m.) approx.



1ST FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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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