

29 Thorn Road  
Bramhall, Cheshire, SK7 1HG



*mosley jarman*









## 29 Thorn Road, Bramhall, Cheshire, SK7 1HG

**£1,250,000**

A simply stunning 4/5 bedroom Crosby built home, which benefits from a clever extension and a comprehensive program of upgrading with key features to include triple glazed windows, Ethernet cabling, Woodburning stove, 'Silvelox' front and garage doors and solid Oak flooring to name but a few. Tucked away in a cul de sac position in the hugely desirable Syddal Park conservation area, this wonderful location is just a few minutes walk to the heart of Bramhall village, offers ample off road parking and private front and rear gardens.

Accessed via a large storm porch, the property comprises a spacious entrance hall with a turning staircase to the upper floor and access to a down stairs WC and cloak cupboard. Positioned at the rear of the house is the stunning re-fitted kitchen, designed and installed by 'Mowlem', it features American walnut units and Corian worktops, Quooker boiling water tap and top of the range Gaggenau integrated appliances to include an induction hob, steam/ combi oven, oven, warming drawer, dishwasher, full sized fridge and freezer (with ice maker) and a dual zone wine fridge. With bi-folding doors opening to the rear garden and underfloor heating, the kitchen has a large opening through to the dining room and a door to the utility room. The dining room also enjoys bi-folding doors to the rear and a striking 'Krittal' style sliding door opening to the lounge. The lounge has a large inglenook recess housing a woodburning stove, and bi-folding doors to the rear garden. Positioned at the front is an extended family/ media room which benefits like a number of rooms from Ethernet cabling. The separate utility room has a good range of units, a door leading out to the side and a door into the double garage.

On the first floor the landing leads to 4 double bedrooms, with 2 luxury en-suites with underfloor heating and the family bathroom, whilst bedroom one now enjoys a large dressing room which could easily be a fifth double bedroom if desired.



- STUNNING EXTENDED CROSBY HOME
- SHORT WALK TO THE VILLAGE
- VERY HIGH SPECIFICATION THROUGHOUT
- LANDSCAPED REAR GARDEN
- SYDDAL PARK CONSERVATION AREA
- 4/5 DOUBLE BEDROOMS
- DRIVEWAY AND DOUBLE GARAGE
- TRIPLE GLAZED









### Grounds and Gardens

To the front of the property is a sweeping, block paved driveway leading to a genuine double garage with Silvelox door, alongside an enclosed front garden surrounded by a beech hedge. There is secure gated access down the sides to the rear garden which has been landscaped with an attractive mix of soft and hard landscaping, with well stocked beds, a patio area and water feature.

### 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 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, 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

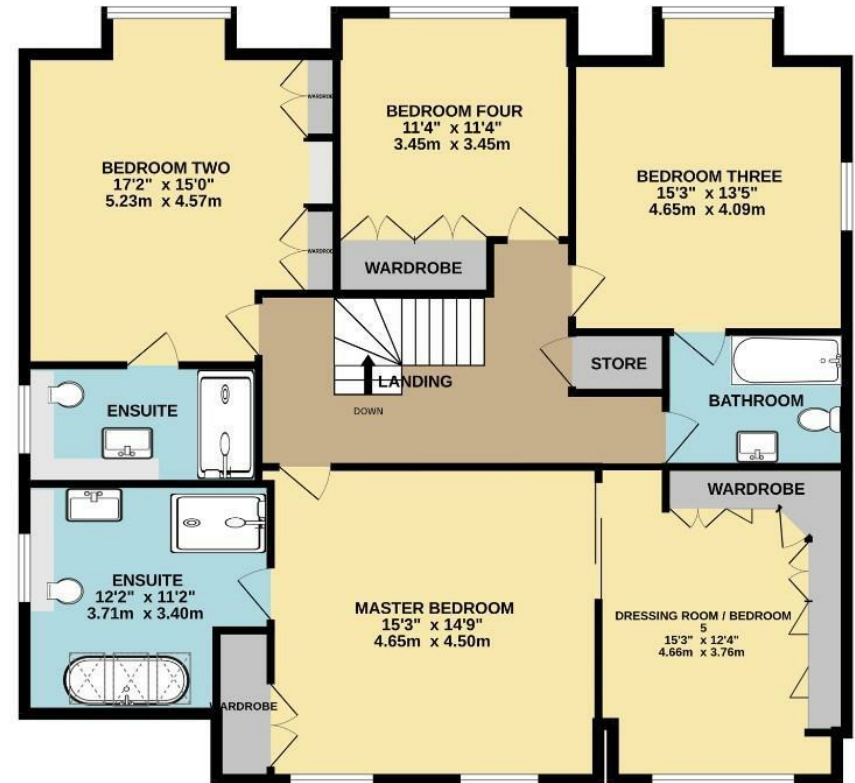
Heating - Gas powered Central heating and some electric underfloor heating.  
 Mains - Gas, Electric, waters and drains  
 Property Construction- Brick built with tiled roof  
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)  
 Water Meter - Present at property  
 Freehold  
 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 1HG**  
 What 3 Words: **quiet.tags.gather**  
 Council Tax Band: **G**  
 EPC Rating: **C**  
 Tenure: **Freehold**

GROUND FLOOR  
1568 sq.ft. (145.7 sq.m.) approx.



1ST FLOOR  
1432 sq.ft. (133.0 sq.m.) approx.



TOTAL FLOOR AREA : 3000 sq.ft. (278.7 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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