

10 Hilton Road
Bramhall, Cheshire, SK7 3AG



mosley jarman

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£800,000

A spacious four double bedroom detached family home situated in an elevated position in a quiet, leafy cul-de-sac within a short walk of Bramhall Park, Ladybrook Valley and Bramhall High School. The property enjoys lots of natural light with a number of rooms enjoying of dual aspect windows and the house is not overlooked to the front or the rear. Enjoying a large driveway and garage and a mature rear garden with a fantastic garden 'office', this is a lovely family home which is bound to appeal.

The accommodation at ground floor level has an open hallway leading to a spacious lounge with a woodburning stove and double doors opening to a double glazed conservatory over looking the rear garden. The dining area is conveniently positioned between the lounge and the generous modern breakfast kitchen which has an integrated double oven, induction hob, dishwasher, wine chiller and space for an American style fridge freezer. A downstairs WC and separate utility room which as internal access from the garage, and external access from the rear garden, make up the ground floor.

At first floor level there are four double bedrooms with an en-suite shower room to bedroom one and a stunningly appointed bathroom with a freestanding bath and separate walk in shower. A loft area is boarded and accessed by a fold down aluminium ladder.

The garden 'office' is a freestanding timber building, insulated, with power and lighting.

- LOVELY ELEVATED POSITION
- CLOSE TO BRAMHALL PARK AND HAPPY VALLEY
- CUL DE SAC POSITION
- 4 DOUBLE BEDROOMS
- 3 RECEPTIONS
- DRIVEWAY AND LARGE GARAGE
- MODERN KITCHEN AND SEPARATE UTILITY ROOM
- GARDEN 'OFFICE'







Grounds and Gardens

To the front of the property is a neat block paved driveway extending up a small slope to the integrated garage. An elevated lawned garden sits alongside the drive, overlooked from the kitchen with access down the side leading to the rear garden. Enjoying a large deck adjacent to the wonderful conservatory, the rear garden also has a large lawn, mature tree lined border to the side and rear, a generous woodstore and a fabulous garden 'office' building.

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 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, 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

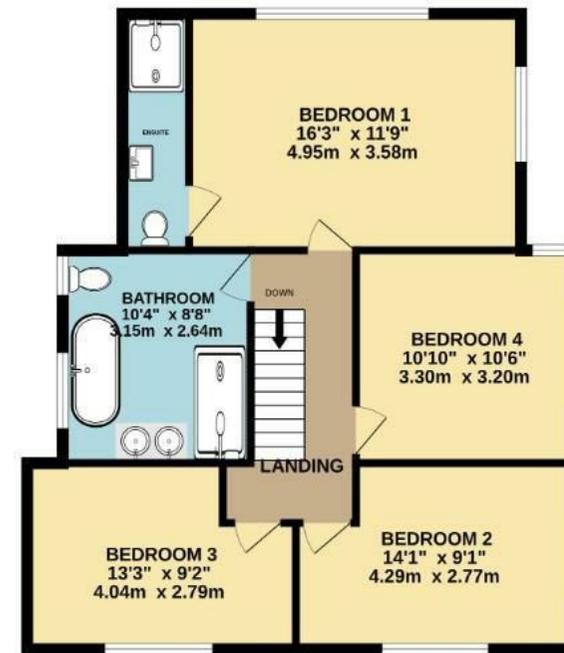
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**
 Water Meter - Yes
 Freehold
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Vodafone, 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 3AG**
 What 3 Words: **unit.hill.jobs**
 Council Tax Band: **F**
 EPC Rating: **D**
 Tenure: **Freehold**

GROUND FLOOR
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 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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