

# 3 Thorn Road

Bramhall, Cheshire, SK7 1HG



*mosley jarman*





## Orchard Cottage, 3 Thorn Road, Bramhall, Cheshire, SK7 1HG

**Offers In Excess Of £875,000**

An extremely spacious and well proportioned four double bedroom, two bathroom and three reception detached family home which forms part of the highly sought after 'Syddal Park' Conservation area conveniently located within a short walk of Bramhall Village, train station and within the school catchment area for Moss Hey Primary School and Bramhall High School. The property is situated on a large plot with off road parking for several cars with an carriage driveway and large family garden to the rear. In addition the house benefits from UPVC double glazing and gas fired central heating.

The accommodation includes; storm porch, entrance hallway, down stairs wc, morning room, spacious dining room (with china cupboard and bay window), dual aspect sitting room (with bay window), dining kitchen (fitted with matching wall and base units, integrated and space for appliances, dining area and French doors onto the garden), utility room and access to to the carport (with up and over door and several useful storage rooms). To the first floor is a landing (with loft access and pull down ladder leading to a part boarded space with a light and skylight window), large master bedroom with fitted wardrobes and spacious ensuite bathroom), second bedroom (with eaves storage and dressing area with fitted wardrobes and vanity sink), two further bedrooms (one with fitted wardrobes) and a large family bathroom.



- Spacious four bedroom detached family home
- Situated in the sought after 'Syddal Park' Conservation area
- School catchment area for Moss Hey Primary School
- Large plot and gardens
- Off road parking for several cars and car port
- Three spacious reception rooms
- Two bathrooms
- Stunning gardens





### Grounds and Gardens

Outside the house is set well back from the road with well established front garden and a large in and out driveway which provides off road parking for numerous cars and access to the car port. To the rear of the house is a surprisingly large, private and well beautifully landscaped garden with patio areas, a pond with a water features, shaped, expansive lawns and particularly well stocked beds and 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

Mains - Gas, electric, water 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

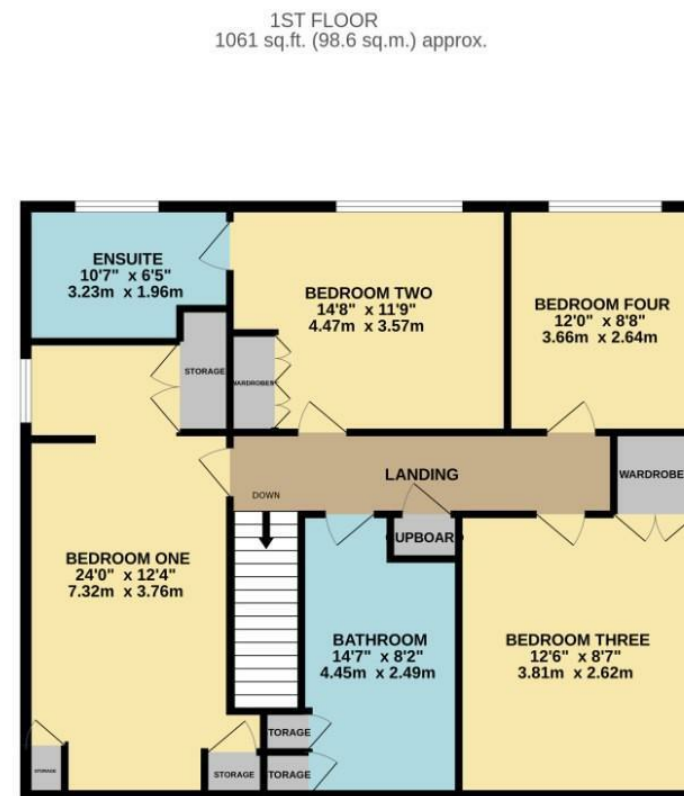
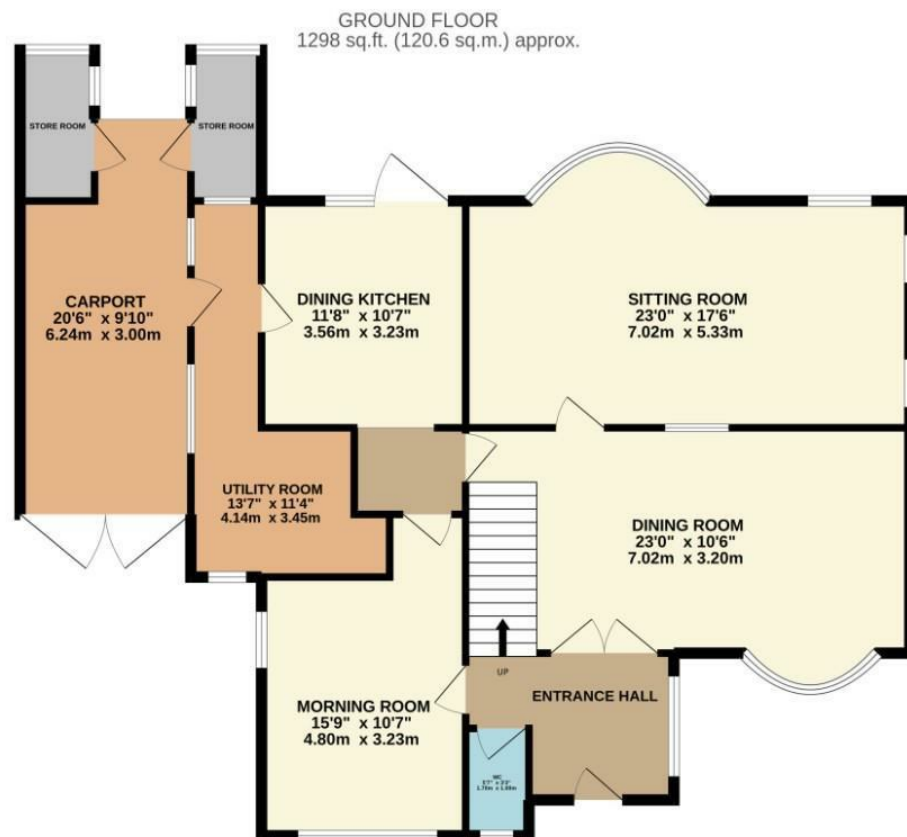
Broadband providers - Openreach- Copper connection. You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*

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 1HG
What 3 Words:	voices.daily.back
Council Tax Band:	G
EPC Rating:	D
Tenure:	Freehold



TOTAL FLOOR AREA : 2360 sq.ft. (219.2 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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