

18 Ridge Park

Bramhall, Cheshire, SK7 2BL



mosley jarman



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Offers Over £1,200,000

A superbly presented and thoughtfully extended five double bedroom, three bathroom detached family home, occupying a prime position within a highly sought after cul-de-sac. Conveniently located within walking distance of Bramhall Village and the train station, the property is within the catchment area for the highly regarded Pownall Green Primary School, making it an excellent choice for families. The property benefits from uPVC double glazing, gas-fired central heating, off-road parking and a private rear garden.

The accommodation comprises a welcoming porch leading into an entrance hallway, complete with a cloakroom and downstairs WC. The living room benefits from dual-aspect windows, filling the space with natural light and features a charming inglenook along with a log burner, creating a cosy focal point. Sliding doors provide direct access to the rear garden.

At the heart of the home is a stunning open-plan dining kitchen, ideal for entertaining, with bi-fold doors onto the garden. The kitchen is fitted with a range of matching wall and base units, integrated appliances, granite worktops and is complemented by a separate utility room. To the right-hand side of the property is an additional sitting room, offering a versatile space which leads through to a gym.

To the first floor, a spacious landing provides access to five double bedrooms and three bathrooms. The principal bedroom benefits from fitted wardrobes floor to ceiling and a stylish en-suite. The family bathroom is modern in design, featuring floor to ceiling tiling, a bath and a heated towel rail.



- A superbly presented and extended detached family home
- Positioned within a highly sought location within a quiet cul-de-sac
- Within the catchment area for the highly regarded Pownall Green Primary School
- Integrated Gym
- Private rear garden
- Five double bedrooms and three bathrooms
- Ideally located within walking distance of Bramhall Village and the train station
- uPVC double glazing and Gas-fired central heating
- Off-road parking for several cars



The Grounds and Garden

To the front of the property is a well-maintained lawn, complemented by a variety of bushes and shrubs that create an attractive frontage. A driveway provides off-road parking for at least four cars, along with access to the garage store. To the rear, the property boasts a beautiful garden, mainly laid to lawn and bordered by mature bushes, shrubs, and trees, offering a high level of privacy. There is also a composite decking area, ideal for entertaining and hosting. Bi-fold doors open directly from the kitchen onto the garden, creating a seamless indoor-outdoor feel and making it a great choice for families.

The 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 its 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

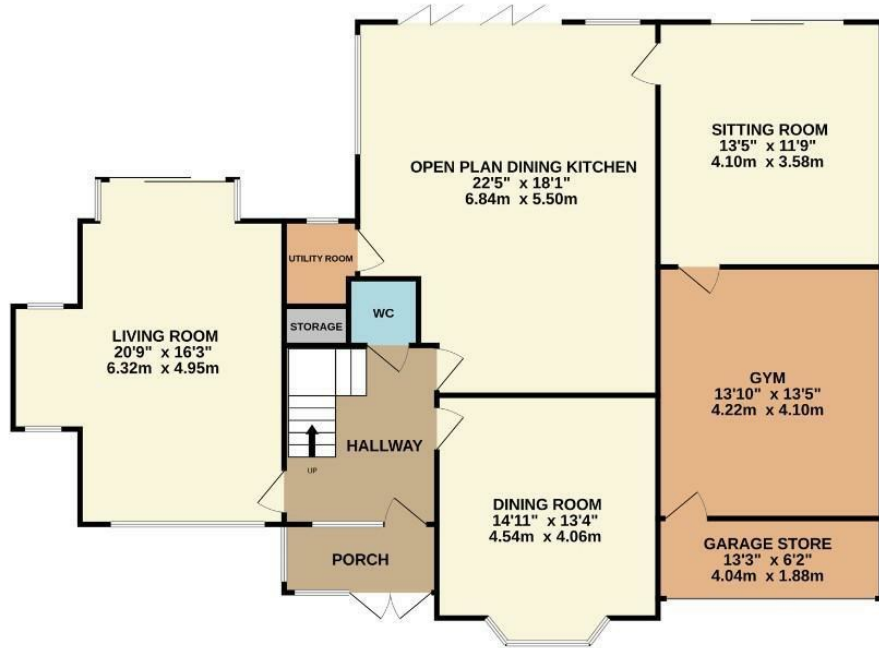
keep fit at Total Fitness or David Lloyd. Manchester International Airport is just 6 miles away, Bramhall Railway Station is on the main line from Manchester to London via Macclesfield and Stoke on Trent, with local trains bound for Manchester Piccadilly also stopping at Bramhall and it's just 23 minutes 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
 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 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 2BL
What 3 Words:	friday.copies.enjoyab
Council Tax Band:	G
EPC Rating:	C
Tenure:	Freehold

GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



TOTAL FLOOR AREA : 2726 sq.ft. (253.3 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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