



**GASCOIGNE
HALMAN**

Saint Michael's Avenue, Bramhall
Four/Five Bedroom Detached Home With Coach House
Offers in Excess of £1,500,000

THE AREA'S LEADING ESTATE AGENCY



An exceptional high specification and meticulously designed four/five bed and three bathroom detached family home in one of Bramhall's most sought after locations offering a plethora of original features such as the parquet herringbone style flooring and inglenook fireplace. Displaying spacious living accommodation in excess of 2800 sq/ft the property boasts ample reception rooms, a home office featuring ceiling skylight lantern as well as a delightful open plan luxury kitchen family room. A unique two storey one bedroom coach house annexe reveals perfect guest accommodation whilst a large private landscaped garden displays a fantastic space to enjoy all year round. This immaculate home promotes a prime location on the doorstep of Bramhall village, Bramhall train station as well as easy access to excellent Schools throughout the Bramhall & Cheadle Hulme area.

Property details

- Ample Noticeable Original Features Including Beautiful Inglenook Fireplace
- Detached Garden Coach House Comprising A Unique Fully Converted Annexe With Kitchen Breakfast Room, Shower Room, Living Room And Bedroom
- Traditional Four/Five Double Bedroom Detached Family Home With High Specification Finish Throughout
- Immaculate Mature Large Private Established Rear Garden With Seasonal Trees & Plants Providing Year-Round Interest
- Two Principal Reception Rooms With Separate Home Office And Immaculate Open Plan Kitchen Family Room
- Highly Desirable Residential Location Close Excellent Primary Schools & Secondary Schools, Along With Easy Access To Bramhall Train Station & Bramhall Village
- Master Bedroom Complete With Stylish En-Suite And Dressing Room And Two Further Elegantly Presented Bathrooms On Each Level
- Sweeping Driveway Providing Ample Parking With Electric Car Charging Point And Single Integral Garage



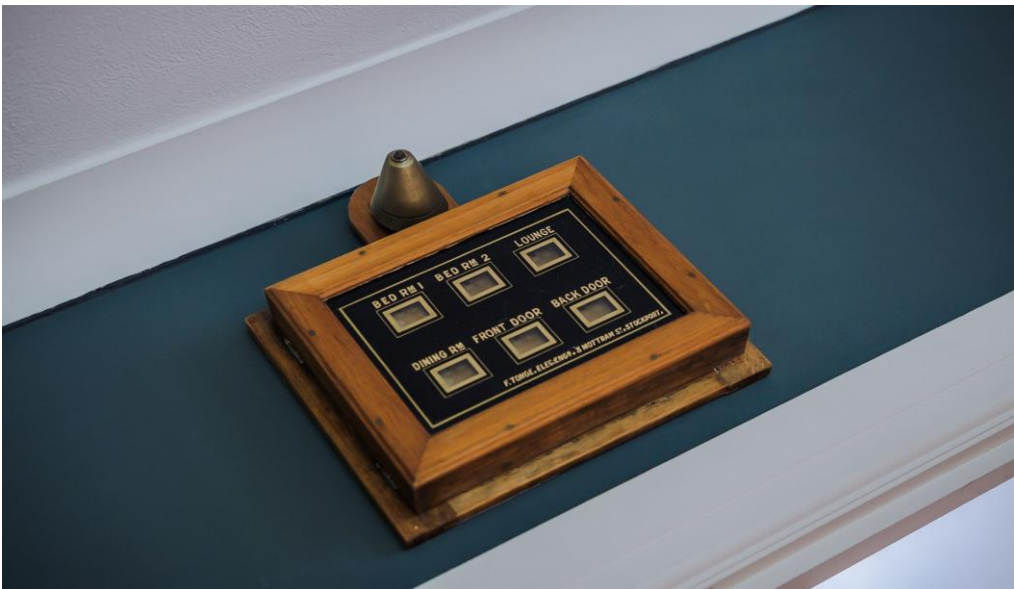
About this property

This exceptional four/five bedroom detached family home offers an impressive blend of traditional character and contemporary luxury, nestled in one of Bramhall's most sought-after residential locations. The property is thoughtfully arranged over two floors and showcases an array of original features, including a beautiful inglenook fireplace that adds warmth and charm to the principal reception room. The house boasts two spacious reception rooms, a separate home office ideal for remote working, and an immaculate open-plan kitchen family room that serves as the heart of the home. The kitchen is finished to a high specification, featuring modern appliances (not included), ample storage, and elegant oak work surfaces, making it perfect for both family living and entertaining. Completing the ground floor accommodation is a study which occupies a quiet part of the home, enjoying views across the garden, whilst a utility room adds convenience for day to day appliances. Upstairs, positioned off the gallery landing are four/five generously proportioned double bedrooms providing comfortable accommodation, including a master suite complete with a stylish en-suite shower room and a fitted dressing room. The two interconnecting bedrooms to the rear which form bedroom four and five could be remodelled by moving the door to bedroom four to the opposing side and this in turn would create independent access to bedroom four as well as a separate smaller fifth bedroom or even an additional study. The contemporary family bathroom is complemented by a separate downstairs shower room, ensuring convenience for all residents and guests. The property also benefits from a detached garden coach house, which has been fully converted into a unique annexe comprising a kitchen breakfast room, living room, bedroom, and shower room, offering versatile space for guests, extended family, or as an independent workspace. The home is ideally positioned within easy reach of excellent primary and secondary schools, Bramhall village, and Bramhall train station, making it a superb choice for families seeking both convenience and a peaceful setting. The outside space is equally impressive, with an immaculate, mature, and private rear garden that has been thoughtfully landscaped to provide year-round interest. The garden is adorned with a variety of established seasonal trees and plants, offering vibrant colour in spring and summer, rich autumn foliage, and structural interest through the winter months. Generous lawns provide ample space for recreation and relaxation, while well-stocked borders and secluded seating areas create a tranquil environment for outdoor dining and entertaining. The detached coach house is perfectly positioned within the garden, making it ideal for use as a guest suite or garden retreat. Additional features include a single integral garage which is approached via a sweeping driveway providing ample parking, and an electric car charging point, all bordered by mature shrubs that enhance the home's privacy and kerb appeal. This outstanding property presents a rare opportunity to acquire a substantial family home with versatile accommodation and beautifully maintained outside space in a highly desirable location.



GASCOIGNE HALMAN

















DIRECTIONS

SK7 2PW

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

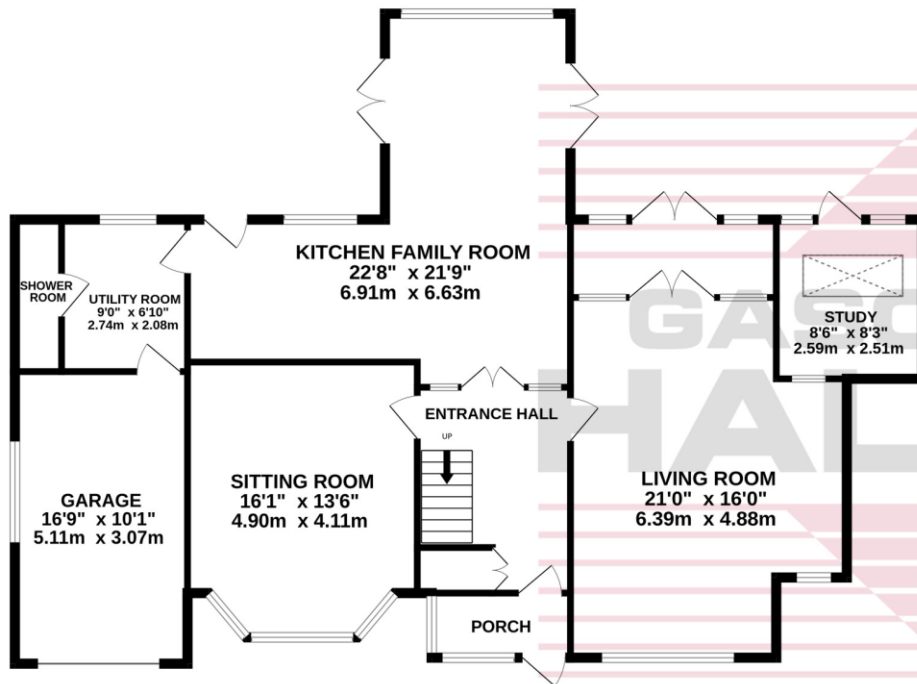
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

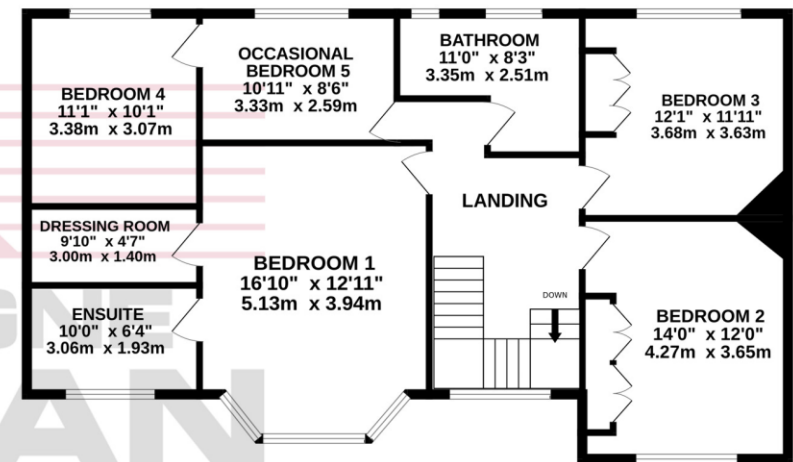
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.

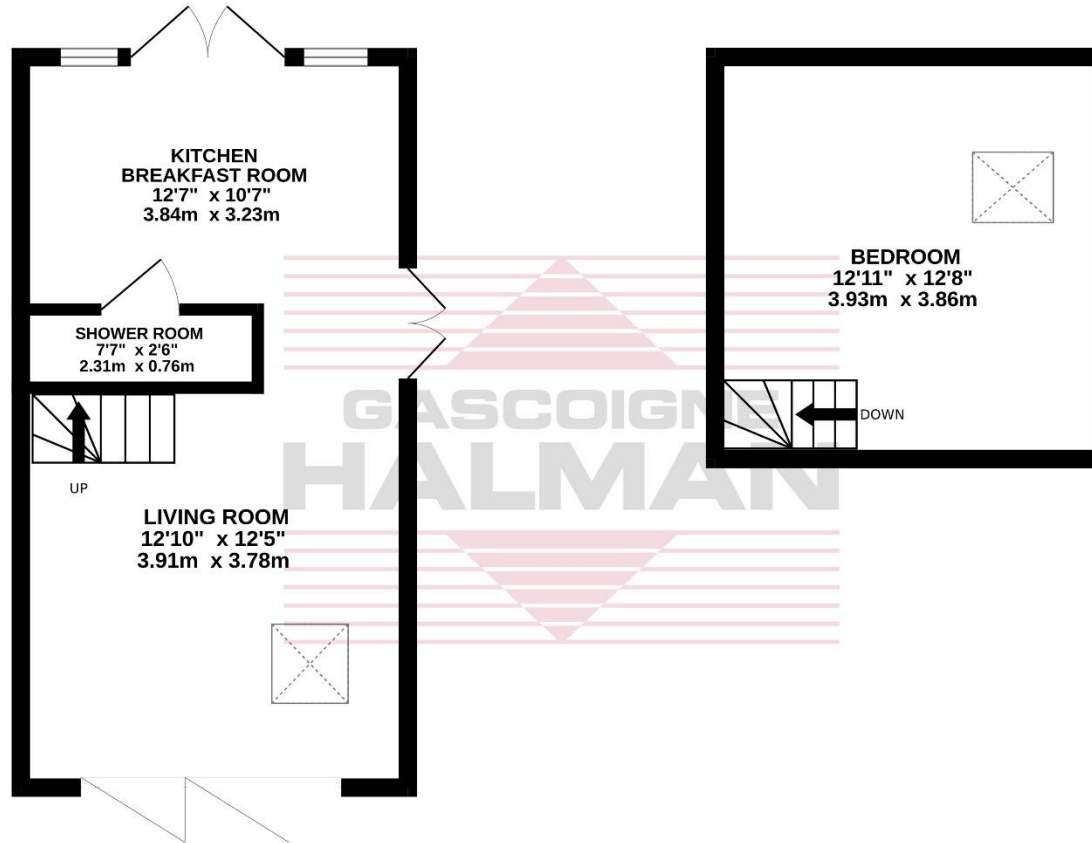


TOTAL FLOOR AREA : 2399 sq.ft. (222.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
160 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE