



Valley Road, Bramhall, SK7 2NL

£950,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Valley Road

Bramhall, SK7 2NL

This tucked away four bedroom detached family home reveals a substantial generous plot with superb contemporary living accommodation in excess of 2100 sq/ft. Offering a woodland backdrop adjacent to Happy Valley Nature Reserve, this remarkable residence is certain to appeal to a range of buyers. Inconspicuously positioned at the end of Valley Road, the plot retains a magnificent level of privacy with a calming and relaxing setting. It is easy to make the best use of the outdoors with Bramhall Park on the doorstep as well as Fred Perry Way providing ample opportunities for leisurely walks. Bramhall High School is within easy walking distance as are a number of excellent primary Schools

- Private Established Well Manicured South Facing Rear Garden
- Close To Ladybrook Primary School and Pownall Green Primary School as Well As Bramhall High School
- Excellent Living Accommodation with Large Floor Area In Excess of 2000 sq/ft
- Large Sweeping Driveway with Excellent Frontage Leading to Double Garage
- Substantial Plot With Woodland Backdrop Neighboring Happy Valley Nature Reserve & Fred Perry Way
- Planning Permission Granted For Extension Above The Garage & Kitchen & Part Conversion of Existing Garage Into Additional Living Accommodation. Planning reference - DC/089853 -
- Developing The Property With The Existing Plans Would Improve the sq/Ft To Approx 2700 sq/ft

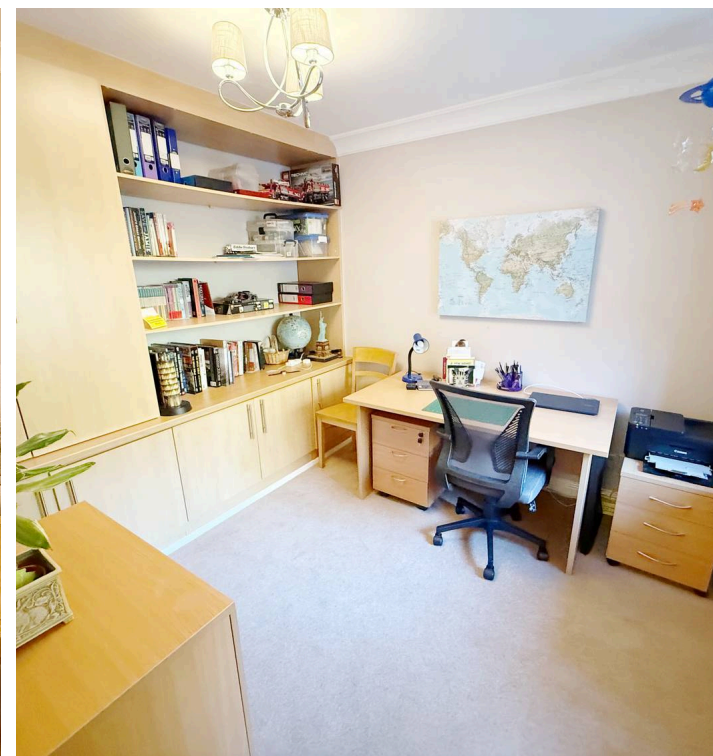


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Situated in the sought after Valley Road in Bramhall this detached family home offers endless possibilities. The property benefits from generous panoramic gardens, mature trees and a sense of privacy that is incredibly rare. As you pull into the sweeping driveway you will first be greeted by a more than adequate double garage that offers plenty of space for storage as well as several cars. There is also a variety of utility space for day-to-day appliances within the garage. As you walk through the front door you will arrive at a hallway which in turn leads to a plethora of reception rooms. Initially there is a bay fronted study immediately to the right of the hallway, offering the perfect home office. On your left you enter a kitchen breakfast room that is flooded by natural light and enjoys views onto the developed woodland. Moving through the house you will also come across the dining room which helps retain that traditional feeling. You have got an additional two reception areas at the rear of the property, the first comes in the form of a sitting room which has been opened up into a gorgeous conservatory which overlooks the south facing rear garden. The second reception room is offered in the form of a large living room providing a relaxing environment to entertain or unwind. A WC is positioned to the ground floor for additional convenience. To the first floor is a dual aspect master bedroom along with it's en-suite which is generously sized with its modern three piece suite. In addition there is an abundance of full length built-in wardrobes which provides excellent storage. Also looking out onto the rear garden is the second double bedroom which also incorporates a fitted wardrobe.

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation





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The third double bedroom with its feature window also offers practical storage with a fitted cupboard to the end of the bedroom. The fourth bedroom is no less special, displaying a comfortable place to relax. The family bathroom services all the bedrooms and includes a stylish four piece suite. The property offers remarkable development potential with its existing planning permission to extend above the garage which would transform this superb home into a six bedroom and five bathroom family home with the master suite re-positioned above the garage to include a bespoke dressing room with contemporary en-suite as well as a useful annexe to the part converted garage. The property will suit many buyers but equally could accommodate large families or even multi-generational living. Externally there is ample parking to the driveway with a fascinating garden which many homes can only dream of.

Council: Stockport Metropolitan Borough Council

Council Tax Band: G

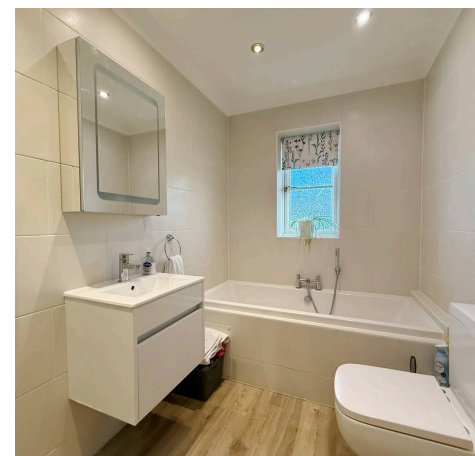
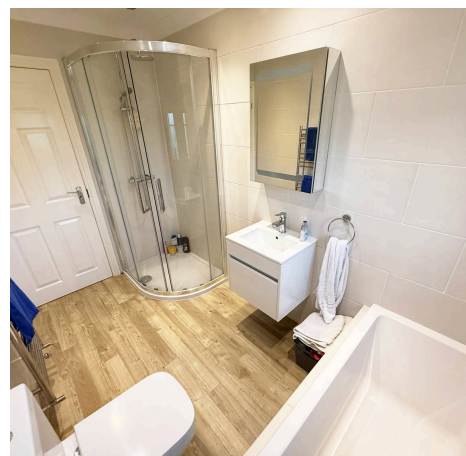
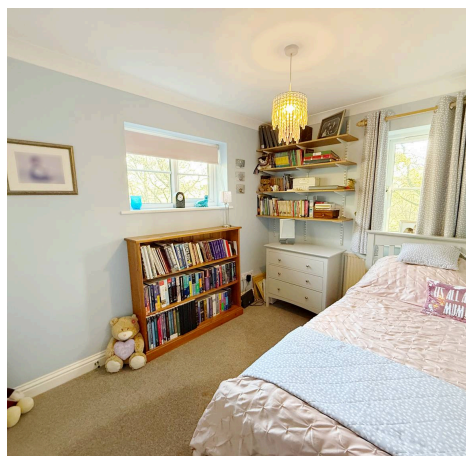
Tenure: Freehold

EPC Energy Efficiency Rating: C

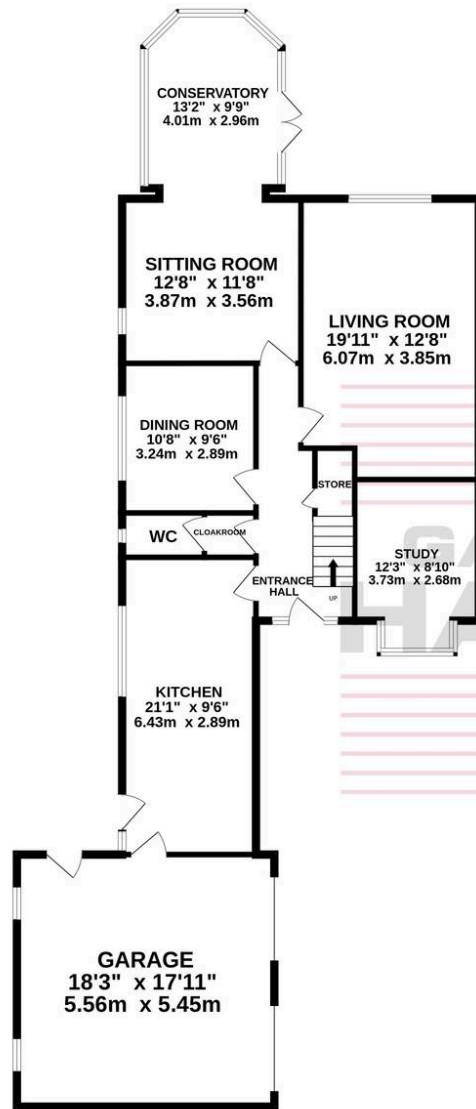
EPC Environmental Impact Rating: D

Services: Services have not been tested and you are advised to make your own enquiries

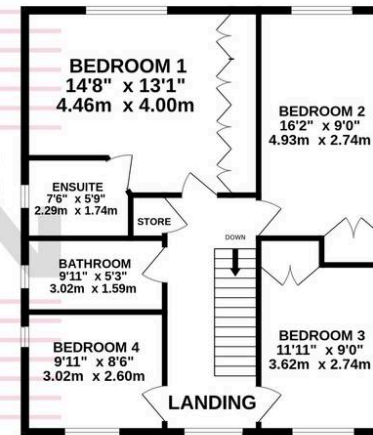
Directions - For satNav Purposes - SK7 2NL



GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2137 sq.ft. (198.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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