



## Double-fronted residence with extensive gardens

8 Huxley Drive, Bramhall, Stockport, Cheshire, SK7 2PH

Freehold



Five bedrooms • Four reception rooms • 0.2 acres • 2714 sq ft • Three floors • Flexible ancillary accommodation • Extensive gardens • Garage

#### Local information

This spacious detached family home is conveniently situated only 0.6 miles from the town centre and its superb range of amenities. Picturesque Bramhall Park, Bramall Hall and Bramhall Park Golf course are all nearby. There are highly regarded local schools in the state and private sectors nearby including Greenbank, Stockport Grammar and Cheadle Hulme School. Bramhall train station is only 0.4 miles away and provides a 19 minute service to Manchester Piccadilly whilst London Euston can be reached in 2 hours 16 minutes via Stoke-on-Trent. Manchester Airport is 6.6 miles away and is also accessible by train. Bramhall village has an excellent range of restaurants, bistros, pubs and specialist shops which provide for day to day needs whilst the Waitrose in Cheadle Hulme is 2.5 miles away.

#### About this property

Set within a generous plot of around 0.2 acres, this impressive double-fronted residence enjoys prime positioning on a highly sought-after cul-de-sac popular with families and offers tremendous untapped potential for extension, remodelling and modernisation (subject to necessary consents). Entered through a hardwood glazed door, the classically presented space opens in to the hallway and leads to three spacious reception rooms and stairs to the first floor. On the left, the 17'6 living room features a south easterly facing picture window and a door leading to the lower ground floor.

An archway flows in to the dining room with elevated garden views and continues beyond to a further sitting room. From here, there is access to the kitchen, cloakroom with WC and back in to the hallway. The kitchen with breakfast bar for informal dining features traditional handle less units, composite worktops, built in electric Moffat ovens, a gas hob and extractor fan, space for a fridge, freezer and washing machine and a door for exterior side access. The impressive lower ground floor accommodation comprising an expansive 23'11 office, kitchen and bathroom is perfectly suited as a self-contained home office, cinema or games room or as ancillary accommodation for a dependant relative or guests.

To the first floor the bright and spacious 15'6 principal bedroom benefits from bespoke fitted wardrobes, a south easterly aspect and a well-proportioned en suite with shower over bath. There are a further four bedrooms, three featuring built in storage and a family bathroom.

Externally the property is approached via a block paved and resin driveway with established borders and a manicured lawn to the side. The extensive landscaped rear gardens with woodland aspect are spectacular. No expense has been spared on designing attractive Indian stone patio areas to ensure the sun can be enjoyed throughout the day and steps lead down to further lawned gardens with well stocked borders and mature trees.





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**Gross internal area (approx)** 226.4 sq m / 2437 sq ft

**Outbuildings** 25.7 sq m / 277 sq ft

**Total** 252.1 sq m / 2714 sq ft (inc limited use area 0.9 sq m / 10 sq ft)

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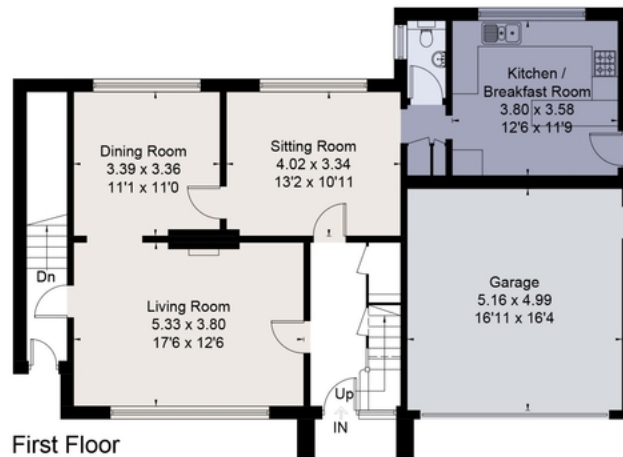
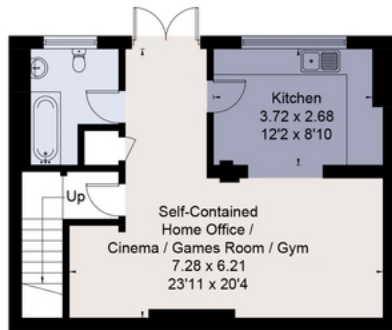
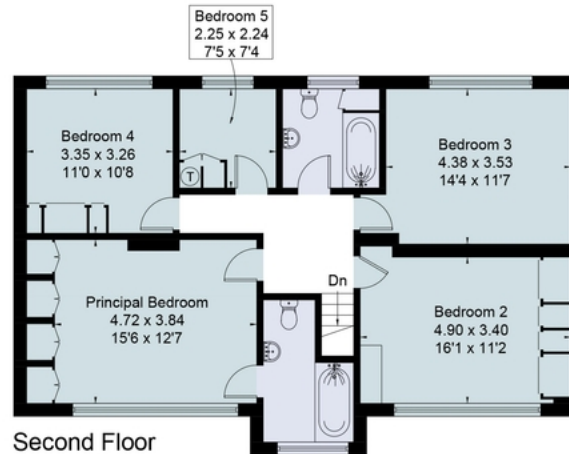
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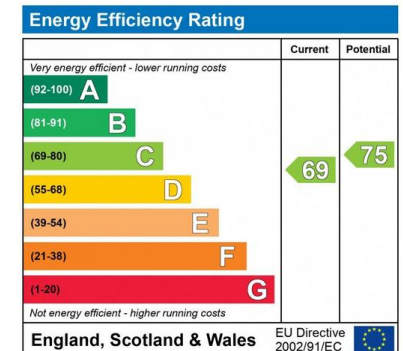
Reduced head height below 1.5m



Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 270089



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