



**GASCOIGNE  
HALMAN**

2 BOXTREE COTTAGES, SINDERLAND LANE,  
DUNHAM MASSEY

---

THE AREAS LEADING ESTATE AGENT



## 2 BOXTREE COTTAGES, SINDERLAND LANE, DUNHAM MASSEY

This wonderful FOUR BEDROOM period home offers a breathtaking location, surrounded by open countryside. The property exudes character and sits well back from the road, with windows throughout the property benefitting from the enviable aspect over Cheshire's rolling countryside. A mature, large garden plot is also sure to appeal to a range of prospective purchasers who seek this idyllic lifestyle. Local schooling, retail shopping and useful commuter links remain within convenient distance which make this an ideal opportunity for a family to buy their forever home.





WONDERFUL PERIOD SEMI DETACHED HOME

AMAZING VIEWS OVER ROLLING CHESHIRE COUNTRYSIDE

WITHIN CONVENIENT REACH OF ALTRINCHAM, SCHOOLS AND SHOPS

A CHANCE TO LIVE IN THIS IDYLIC LOCATION

SUBSTANTIAL AND MATURE BEAUTIFUL GARDENS

BORDERED WITH OPEN FIELDS

USEFUL OUTBUILDING/WORKSHOP

LONG DRIVEWAY PROVIDING PLENTIFUL OFF ROAD PARKING

TWO RECEPTION ROOMS

CHARACTERFUL PERIOD FEATURES THROUGHOUT

FOUR BEDROOMS, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM

DOWNSTAIRS W.C.

2 BOXTREE COTTAGES | SINDERLAND LANE, DUNHAM MASSEY

The property is said to date back to approximately the 15th century and features of this period, such as wattle and daub walls and beamed framework are evident in some sections of the house. In brief the accommodation comprises to the ground floor: Entrance hall, downstairs W.C., dining room with feature fireplace housing a wood burning fire, study/home office, good size living room, modern fitted breakfast kitchen and a conservatory.

The first floor comprises: stairs/landing, great size master bedroom with en-suite shower room, three further bedrooms which all enjoy the fabulous views over rolling Cheshire countryside and there is a three piece family bathroom suite.

Externally the property is approached via a long driveway which provides off road parking for several vehicles. To the rear there is a large mature garden which is mainly laid to lawn. The gardens have been lovingly improved and cared for during the current vendors occupation and it is clearly a huge benefit to this home! There is a useful outbuilding providing storage, or potentially a workshop and a paved patio are offers ideal outside entertaining space.

## LOCATION

An idyllic location in the heart of rolling countryside. Dunham Massey has long been a well established and sought after countryside location, yet it remains close to Altrincham. National trust parks are nearby and there are useful links to surrounding villages, such as Lymm. The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has







improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

### **DIRECTIONS**

Sat Nav WA14 5SU

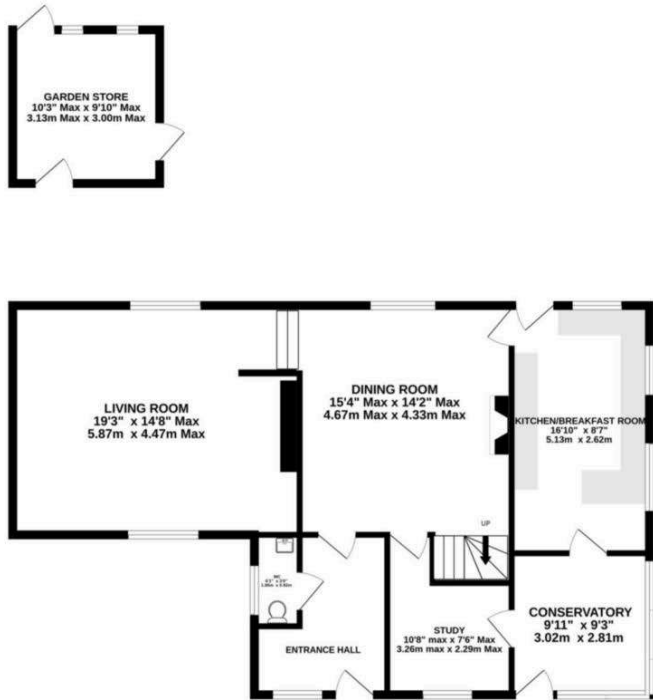
### **LOCAL AUTHORITY**

Trafford Tax Band F

### **TENURE**

Leasehold - Approx 974 Years Remain  
Ground Rent - £125 per Annum

**GROUND FLOOR**  
1024 sq.ft. (95.1 sq.m.) approx.



**1ST FLOOR**  
691 sq.ft. (64.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024

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.





**ALTRINCHAM OFFICE**

0161 929 1500

Altrincham@gascoignealman.co.uk  
26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE  
HALMAN**

---

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK