



**GASCOIGNE  
HALMAN**

25 STANHOPE ROAD, BOWDON, WA14 3JZ

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THE AREAS LEADING ESTATE AGENT



## 25 STANHOPE ROAD, BOWDON, WA14 3JZ

**£2,795,000**

A stunning, recently extended, re-modelled and fully updated detached family home in a highly desirable residential location in Bowdon. The property is arranged over three floors with four reception rooms, newly installed, stylish dining kitchen, five double bedrooms and five bath/shower rooms. Secure gated driveway with ample off road parking and beautifully landscaped gardens to the rear.





Stunning detached family home

Landscaped grounds of approximately 0.3 of an acre

Secure gated entrance

Large driveway providing off road parking

Four main reception rooms

Bespoke Bulthaup kitchen & Sub Zero appliances

Stylish recently installed kitchen & breakfast area

Five double bedrooms and five bath/shower rooms

Highly desirable residential location

Internal Crittal doors & contemporary staircase

Fitted bar area with Sub Zero appliances

Air conditioned gym

Completely re-modelled, extended and updated throughout

Completely remodelled, extended and updated throughout

25 STANHOPE ROAD | BOWDON, WA14 3JZ

An elegant and bespoke, detached family home situated in a highly sought after residential location with living accommodation arranged over three floors. This stylish, generous property has four reception rooms and a magnificent, breakfast kitchen with a range of integrated appliances, two utility rooms and separate ground floor cloaks/WC. Towards the rear of the property there is a gymnasium with floor to ceiling glazing overlooking the rear garden. To the first floor there are four double bedrooms, all four with contemporary en-suite bath/shower rooms. The master bedroom also features an extensive dressing room. The second floor can be used for a variety of uses and currently includes an en-suite double bedroom, sitting room and playroom. The property is well set back from the road with electrically operated secure gates, York stone, block paved driveway and standing in its own beautifully landscaped gardens, mainly laid to lawn with mature plants and shrubs, extending to approx 0.3 of an acre.

### **DIRECTIONS**

From our Hale office travel along Ashley Road in the direction of Altrincham, over the railway crossing and at the traffic lights turn left on to Langham Road. Continue along Langham Road until the road becomes Park Road and just before reaching the traffic lights at the junction with the main A56 turn left on to Barry Rise. Take the first turning on the left, which is Stanhope Road and the







property will be seen further along on the right hand side.

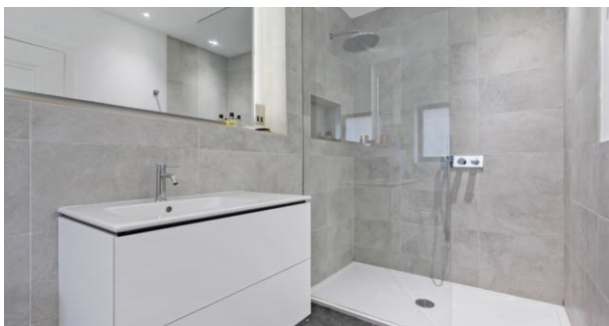
### LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.



### POSTCODE

WA14 3JZ

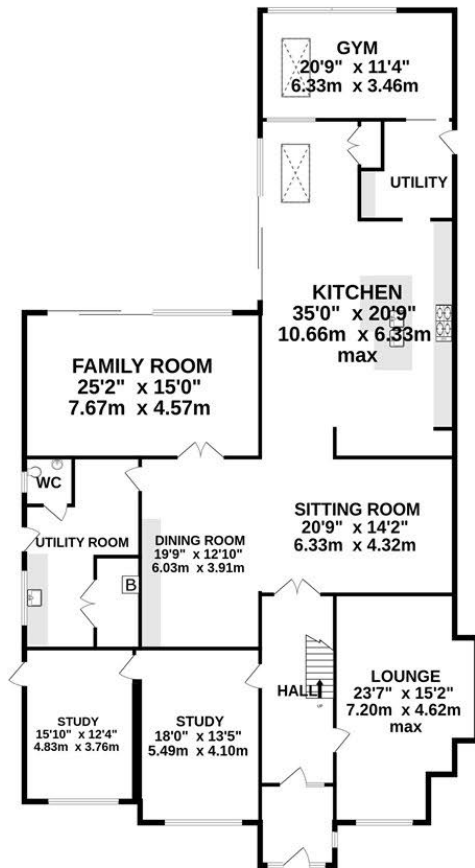


### TENURE

Freehold

### LOCAL AUTHORITY

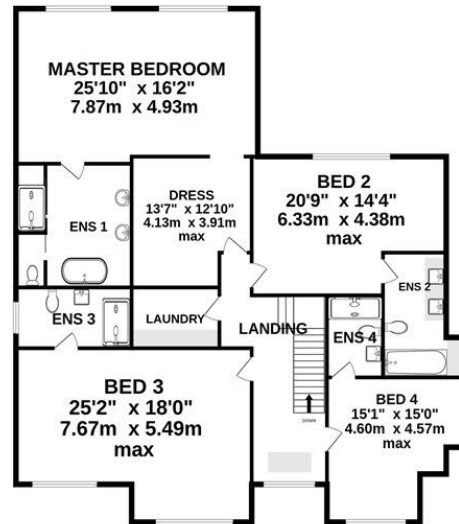
Trafford Borough Council. Tax band G. Amount payable for 2023/2024 is £3127.92



GROUND FLOOR  
3087 sq.ft. (286.8 sq.m.) approx.

TOTAL FLOOR AREA : 5822 sq.ft. (540.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
2068 sq.ft. (192.1 sq.m.) approx.



2ND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



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.



**HALE OFFICE**

0161 929 8118

[hale@gascoignehalman.co.uk](mailto:hale@gascoignehalman.co.uk)

176 Ashley Road, Hale, WA15 9SF

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