



**GASCOIGNE
HALMAN**

21 STANHOPE ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



21 STANHOPE ROAD, BOWDON

£3.4 Million

Combining the best in original design, space planning and build quality, the property offers the ultimate in stylish family living with seven bedrooms and six bathrooms. Set in a beautifully landscaped plot, this stunning home features exceptional quality throughout. Ideally located in the catchment area for excellent local, primary and secondary schools.





The ultimate in stylish family living

Stylish fittings including glass balustrade & Crittall doors

SieMatic kitchen with high end appliances

Fitted bar area, sure to impress guests

Seven double bedrooms and six bathrooms

Master bedroom with dressing room, lounge plus en-suite

Various garden rooms, timber cladded with a Sedum roof

Fitted outside kitchen creating a place for Alfresco dining



21 STANHOPE ROAD, BOWDON

Every luxury has been thoughtfully encapsulated into the design which is immediately apparent from the outset. The impressive reception hallway with glass balustrade and Crittall doors opening to the kitchen tastefully sets the tone for the opulence displayed throughout. The huge open plan living kitchen diner is the hub of the house with full height sliding doors to the rear garden. The bespoke kitchen by SieMatic is a masterpiece featuring high end appliances together with some clever storage solutions, opening out to a dining area and family room both with full height sliding doors. A very useful utility room is easily accessible and leads through to the garage currently used as a games/snooker room. The large formal dining room/bar evokes a beautiful luxury hotel with private dining room providing everything you need to entertain. Ascending upstairs the master bedroom suite would not look out of place in a five star hotel with its own dressing room and lounge plus sumptuous ensuite bathroom. There are three further bedrooms and two ensuites including a sumptuous steam room all arranged off the spacious landing with feature roof light and centre piece light fitting. The top floor features four double bedrooms offering flexible living spaces including cinema room and nanny annexe etc. Stepping outside the property offers even more exciting living spaces with various outbuildings majority timber cladded and with a Sedum green roof in contrast to the aluminium framed spa room with sliding glazed doors and fully adjustable and retractable roof. There is also a gym, Yoga room, shower room, resistance swimming pool, storeroom and fully fitted outside kitchen area creating an amazing place for Alfresco dining. The garden has been landscaped to create an easy to maintain recreation space with extensive paving and sunken dining area around the fire pit. Set back from the road behind electric vehicle and pedestrian gate, Skelwith offers true street presence through its contemporary design and style. Without doubt one of the finest houses built on this road by local bespoke developer in 2016 and subsequently extensively refurbished and renovated by the current owner providing the perfect blend of contemporary functionality and modern design elegance and style. Welcome to a lifestyle of luxury and comfort, where every detail has been carefully considered to create a truly extraordinary residence. This seven-bedroom, three-story modern mansion with its versatile outbuildings and enchanting garden presents an unparalleled opportunity to indulge in the epitome of luxury living.







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.

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 for just over a mile 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 hand side on to Stanhope Road and the property will be seen approximately half way along on the right hand side.

LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3756.16

TENURE

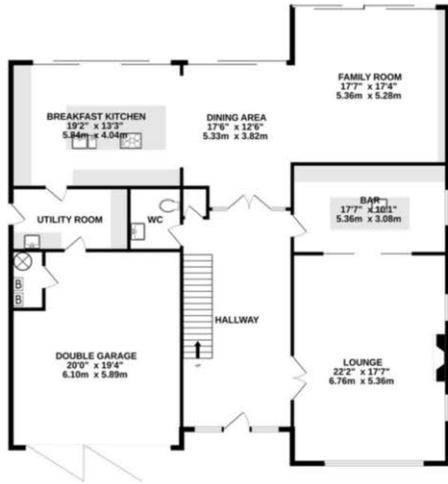
We believe the property to be Freehold. Subject to solicitors verification

POSTCODE

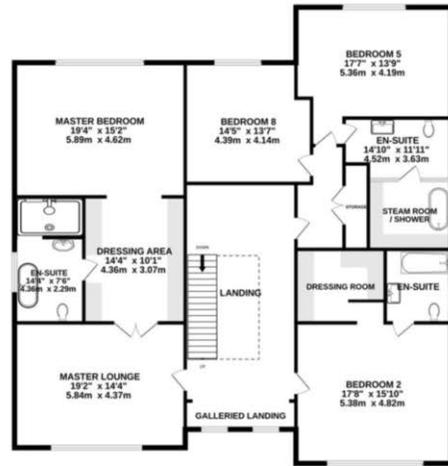
WA14 3JZ



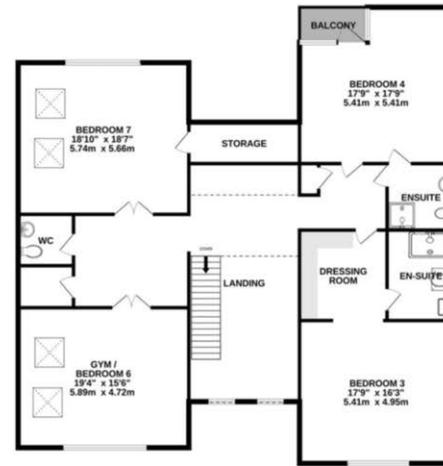
GROUND FLOOR
2249 sq.ft. (208.9 sq.m.) approx.



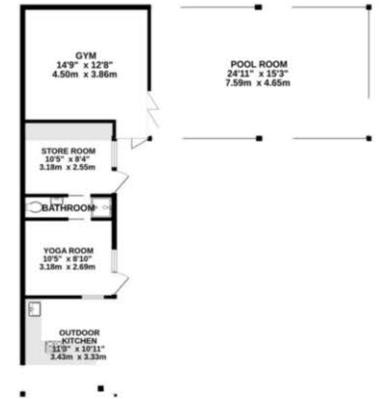
1ST FLOOR
2255 sq.ft. (209.5 sq.m.) approx.



2ND FLOOR
2103 sq.ft. (195.4 sq.m.) approx.



OUTSIDE
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 7484 sq.ft. (695.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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