



**GASCOIGNE  
HALMAN**

THE ORCHARD, 7 BLUEBERRY ROAD, BOWDON,  
WA14 3LS

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THE AREAS LEADING ESTATE AGENT



## THE ORCHARD, 7 BLUEBERRY ROAD, BOWDON, WA14 3LS

**£1,800,000**

A beautifully presented and extended, detached family home, in a highly desirable residential location close to excellent schools and motorway links, with private, manicured gardens of approximately 0.43 of an acre and block paved, carriageway drive providing ample off road parking. This stylish property is arranged over three floors and extends to just over 4000 sq ft.





Extended and updated detached family home

Desirable residential location

Close to excellent schools

Five reception rooms

Seven bedrooms

Four bath/shower rooms

Carriageway drive for off road parking

Manicured grounds of approx. 0.43 of an acre

THE ORCHARD | 7 BLUEBERRY ROAD, BOWDON, WA14 3LS

Upon entering The Orchard there is a welcoming entrance hall with staircase to the upper floors and ground floor Cloaks/WC. A generous sitting room running the full length of the property, gives access to a ground floor study/office and family room with doors giving direct garden access. At the front of the property is a formal dining room whilst to the rear of the property is a fully fitted kitchen breakfast room with an extensive range of cabinetry, integrated appliances and a laundry room and WC adjacent. A rear hallway leads to a living room with window to the front of the property and sun room at the rear with views over the rear garden.

To the first floor there is an impressive galleried landing with seating area to the front and six bedrooms. The master bedroom has a walk-in wardrobe and contemporary en-suite bathroom, whilst there are two further bath/shower rooms and a separate WC. A study/office completes the first floor accommodation.

At second floor level there is a landing with plenty of eaves storage, an area currently utilised as a home gym and a guest bedroom with vaulted ceiling and additional shower room.

The property is well set back from the road with mature screening offering a substantial amount of privacy. The carriageway drive offers off road parking for a number of vehicles, with electric vehicle charging point whilst the garden to the rear is extremely private and being of a good size. The gardens are mainly laid to lawn with mature shrubbery and trees.

## **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 onto Langham Road. Proceed along Langham Road onto its continuation of Park Road and just before reaching the traffic lights with the A56, take the last turning on the left hand side into Barry Rise. Travel along Barry Rise taking the second turning on the left into Blueberry Road and the property will be seen on the left hand side, in numerical order.

### **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.



### **TENURE**

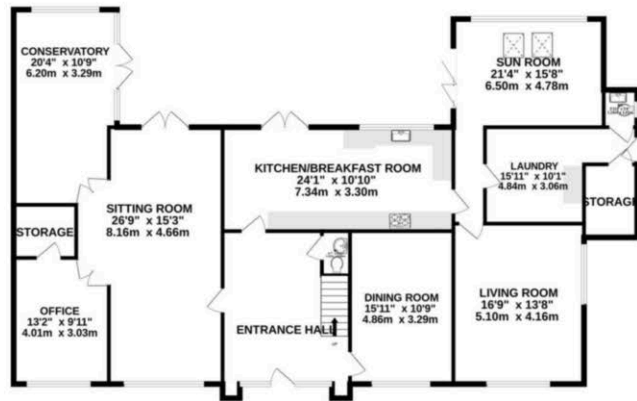
Freehold

### **LOCAL AUTHORITY**

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

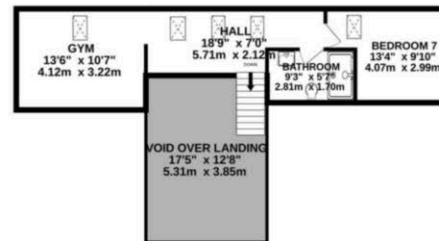
### **POSTCODE**

WA14 3LS



GROUND FLOOR  
1986 sq.ft. (184.5 sq.m.) approx.

2ND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
1612 sq.ft. (149.8 sq.m.) approx.

TOTAL FLOOR AREA : 4020 sq.ft. (373.5 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.



**HALE OFFICE**

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