



**GASCOIGNE  
HALMAN**

4A APSLEY GROVE, BOWDON, WA14 3AH

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THE AREAS LEADING ESTATE AGENT





## 4A APSLEY GROVE, BOWDON, WA14 3AH

**£1,125,000**

An extended and updated, cottage full of charm and character, located in a desirable location in Bowdon. The property is arranged over two floors with three main reception rooms, four bedrooms and three bath/shower rooms. Extensive off road parking and attractive manicured grounds.







This delightful detached cottage is originally thought to have been built as two cottages in the 1700s, is one of Bowdon's true hidden gems. Nestled away at the end of Apsley Grove, the property offers a peaceful and secluded setting, accessible via a private driveway that leads to your own slice of countryside in the heart of Bowdon. The location is also within easy reach of Hale Village and a short walk from both of Bowdon's popular primary schools.

Although the cottage has been carefully modernised over the years, it still retains a wealth of original features throughout. Spanning over 2000 square feet, the accommodation includes two reception rooms, a country kitchen/diner and a superb contemporary entertaining room with its very own bar. To the first floor there are four bedrooms, and two bath/shower rooms. The property occupies a generous plot with off-road parking for several vehicles and expansive west-facing mature cottage gardens, making it an ideal choice for families with young children or anyone seeking tranquility. The plot total is 0.25 acre including a private driveway and pathway leading out to Vale Road. This one-of-a-kind home in the area and truly needs to be seen to be appreciated.

#### 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 to the traffic lights. Take the second left onto Langham Road and travel along passing Heald Road on your right hand side and Vicarage Lane on your left. Take the next left into Vale Road and follow the road around to the right onto Apsley Grove and the property can be found in numerical order a short way along.

#### POSTCODE

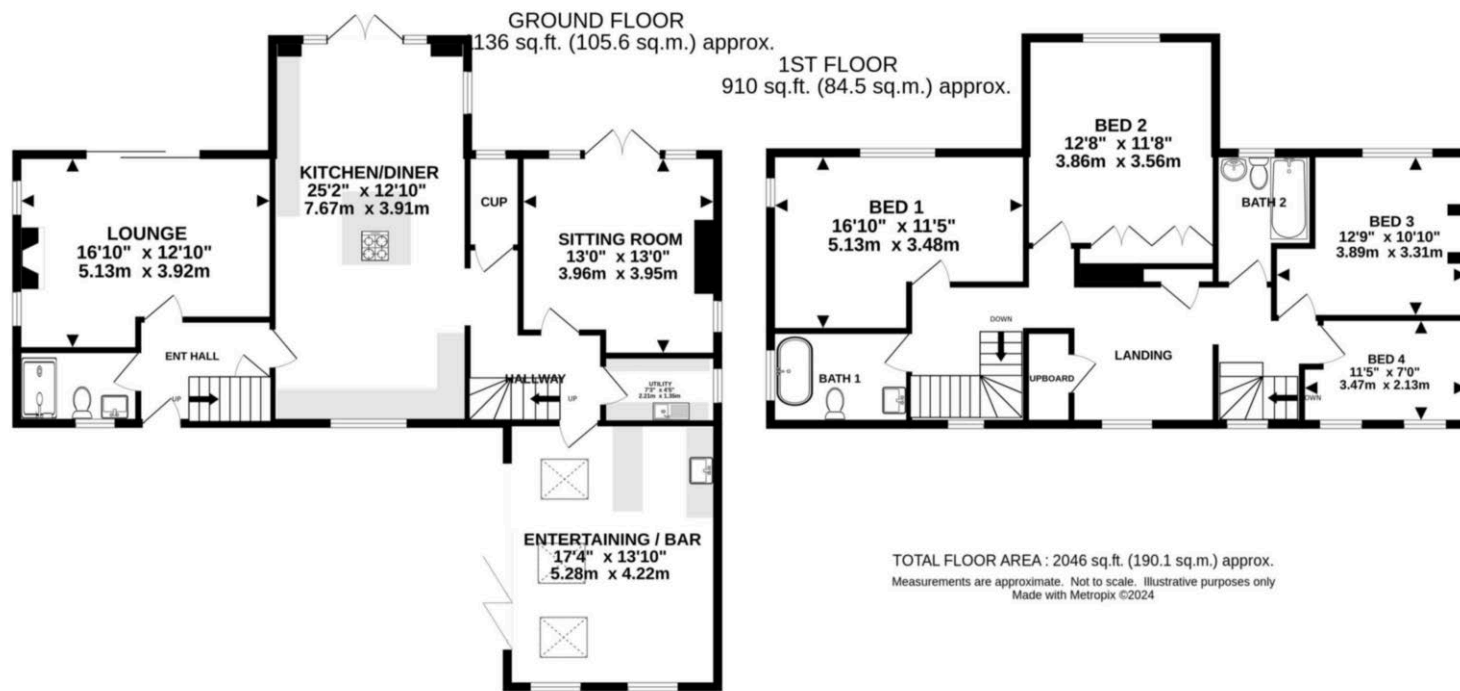
WA14 3AH

#### TENURE

Freehold

#### LOCAL AUTHORITY

Trafford Borough Council. Tax band G. Amount payable for 2024/2025 is £3284.78



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## HALE OFFICE

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