



**GASCOIGNE
HALMAN**

DANEWOOD, NIELDS BROW, BOWDON

THE AREAS LEADING ESTATE AGENT



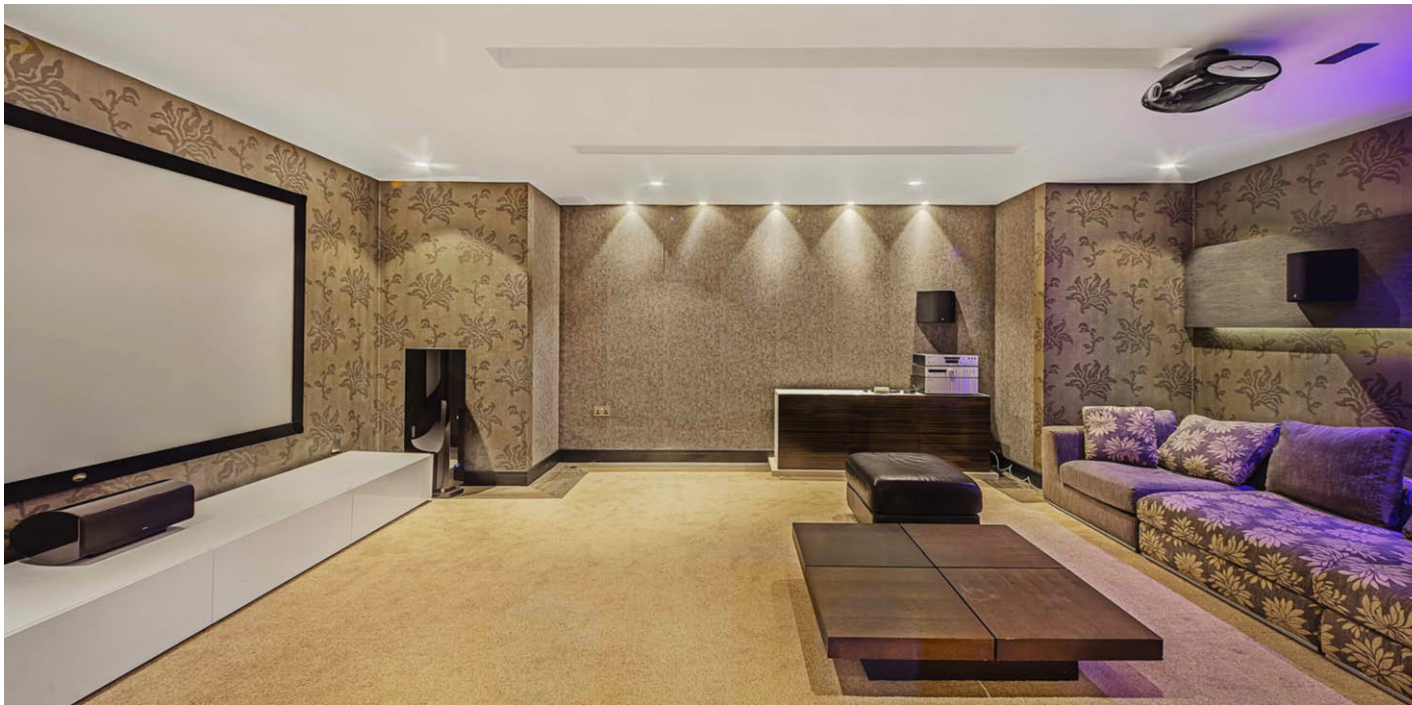
DANEWOOD, NIELDS BROW, BOWDON

£3,500,000

Built by award-winning Altin Homes of Altrincham, Danewood is a meticulously designed six-bedroom, six-bathroom residence spanning four floors. This exceptional home seamlessly combines luxurious contemporary living with distinctive architectural character, offering a rare opportunity to reside in one of Cheshire's most sought-after locations.

Boasting over 7,300 sq. ft. of spacious and flexible accommodation, Danewood is set within beautifully landscaped gardens that enhance its elegance and provide a stunning backdrop. The grounds, primarily south-facing, extend to just over a third of an acre and offer breathtaking panoramic views across the Cheshire Plain, complemented by twin terraces and balconies. The property's spacious and versatile layout allows for tailored use of each room, ensuring it meets individual lifestyle needs. The interior reflects the grandeur of the exterior, with an emphasis on space, ambience, and functionality. Designed for modern family living, Danewood ensures privacy and security, featuring electrically operated entrance gates that lead onto a sweeping driveway, culminating in an integral four-car garage complete with a hydraulic car lift.





Stunning Home built by Altin Homes

Six Bedrooms Six Bathrooms

Four Versatile Reception Rooms

Bar & Games Room/Gym

Superb Home Cinema Room

Sauna & Steam Room

Stunning Open Views

Four Car Lift Garage

Landscaped Gardens with Hot Tub

Southerly Main Aspect

Available Immediately - No Onward
Chain

DANEWOOD | NIELDS BROW, BOWDON

Upon entering, guests are greeted by a magnificent reception hallway, bathed in natural light from an impressive floor-to-ceiling window. The centrepiece of this space is a striking, ultra-modern staircase, where polished tiled floors transition seamlessly into a solid oak structure with a glass balustrade and hardwood handrail. This grand entrance sets the tone for the rest of the home's impressive interiors.

The ground floor features exquisitely proportioned reception rooms, including a formal lounge, a dining room, and a study. The SieMatic breakfast kitchen is well appointed, equipped with state-of-the-art built-in appliances, ensuring both style and functionality.

The lower ground floor is a haven for entertainment and relaxation. A superb games room/gym with a fitted bar provides direct access to the gardens, while a fully equipped home cinema offers the perfect setting for immersive viewing experiences. A spacious family room, also with direct garden access, connects via a separate staircase to the kitchen. Additional amenities include a utility room and a luxurious sauna and steam room, ideal for relaxation and rejuvenation.

The bedroom accommodation is equally impressive, featuring six sumptuous suites, each with a stylish en-suite and bespoke fitted furniture from Gillesse of Italy, epitomizing luxury living. Cutting-edge technology, including CCTV, integrated music and video systems, HD readiness, and intelligent lighting, ensures an intuitive and user-friendly living environment.

Danewood enjoys an enviable location, offering a private and elevated rural setting while remaining just a three-minute drive from Junction 7 of the M56. The property is within the catchment area of highly regarded primary, secondary, and grammar schools and is just over a mile from the vibrant market town of Altrincham, which boasts a comprehensive range of shops and a MetroLink station providing direct access to Manchester. Closer still is the charming village of Hale, renowned for its fine dining, boutique shops, and lively social scene.

Danewood represents the pinnacle of contemporary luxury, offering an unparalleled lifestyle in one of Cheshire's most prestigious locations.







Altin Homes was founded in 2005 with one aim; to design and build prestigious residential properties to high standards of specification and finish. Since then, Altin have established an enviable reputation for constructing houses of outstanding quality and excellence. With such recognition, it will come as no surprise that the Altin name has become synonymous with spectacular and practical design, outstanding specification, high technology, style and quality. Altin's developments are carefully selected and designed to the highest specification, using traditional construction methods and incorporating the very latest in building technology whilst architectural features and materials have been carefully selected to blend harmoniously with their surroundings. However, it is Altin's attention to detail that really sets them apart and their latest development in the leafy conservation area of Bowdon is a testament to this. Buying an Altin Home ensures a perfect fusion of aesthetics and functionality.

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.

LOCAL AUTHORITY

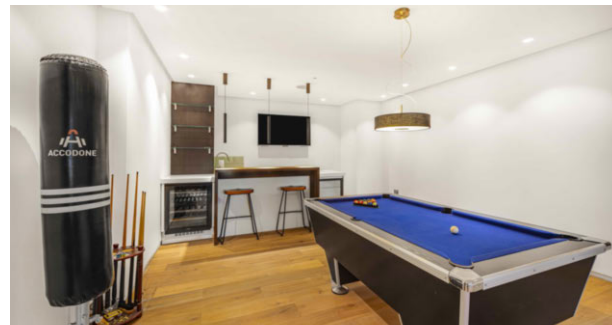
Trafford Borough Council Tax Band H - amount payable for 2024/2025 is £3941.76

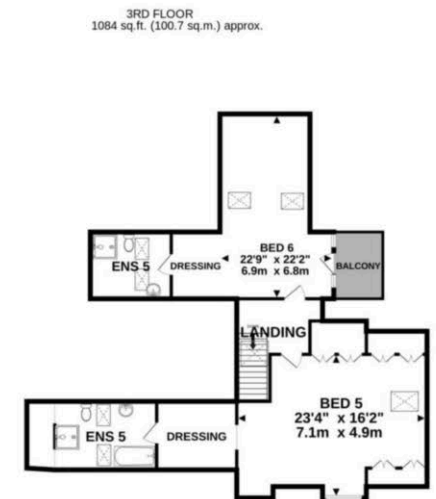
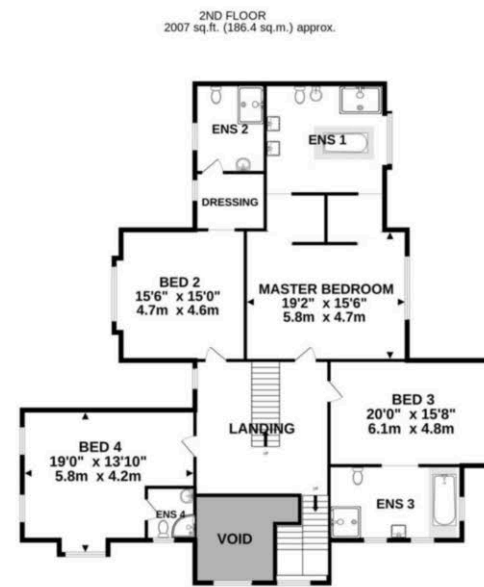
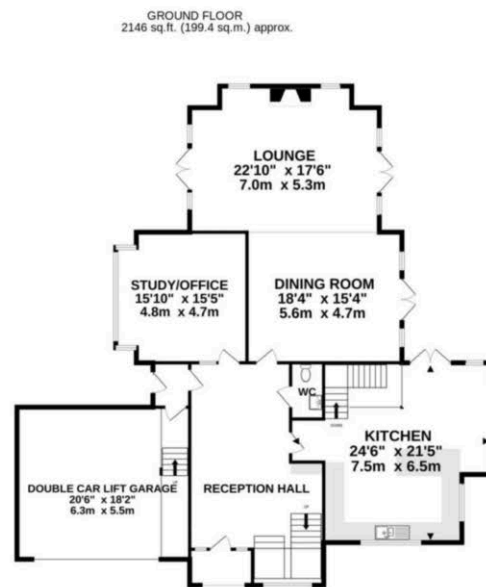
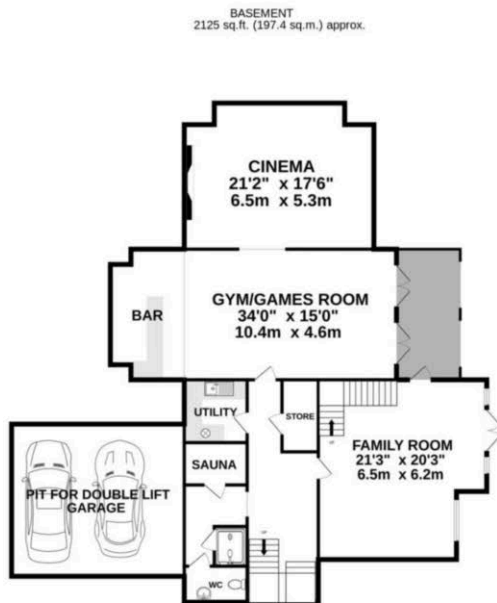
TENURE

Freehold

POST CODE

WA14 3DU





TOTAL FLOOR AREA : 7362 sq.ft. (684.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HALE OFFICE

**GASCOIGNE
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK