



**GASCOIGNE
HALMAN**

KINGS PYON, CAVENDISH ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



KINGS PYON, CAVENDISH ROAD, BOWDON

£1,595,000

A fantastic reproduction Victorian style Semi Detached family home on this individual gated development of just four properties completed by Mere Park Homes built in 2002. The accommodation extends to 3331 sqft and is spread over four floors. Comprising of Entrance Hall, WC, Lounge, Dining room and Breakfast Kitchen to the ground floor. Family room and Utility room to the lower ground floor with five Double Bedrooms and three Bathrooms to floors one and two. Large south facing courtyard to the rear with separate garage and ample off road parking. The location could hardly be more convenient on this most desirable road within walking distance of both Hale Village and Altrincham Town Centre in addition to Altrincham Boys and Girls Grammar Schools and Altrincham Girls Prep School.

The property is beautifully appointed throughout with stylish Kitchen and Bathroom fittings, extensive use of low voltage halogen lighting and natural oak flooring to much of the ground floor, wood finish internal doors, high ceilings and impressive architraves, cornices and skirting boards.





An internal inspection will reveal:

Side entrance to the Entrance Hall leading to L-shaped Main Hall with natural wood flooring and a spindle balustrade staircase rising through floors. Well appointed Ground Floor W.C. The ground floor further offers a Lounge with windows to two elevations providing much natural light with a bay window feature to the front. Corniced ceiling. Attractive original Chesney fireplace with coal fire. The Dining Room with French doors giving access to and enjoying an aspect of the rear Garden with a stylish fireplace feature with mirrored surround.

Live-In Breakfast Kitchen with windows to all sides with an angled corner bay enjoying the south facing Garden aspect and a door leading to the same. The Kitchen is fitted with a range of stylish contemporary design light grey units, with brushed metal finished handles and black granite worktops with integrated seamless Corian sink and Smeg appliances. Fired Earth black slate flooring perfectly sets off the contemporary kitchen units.

The Lower Ground Floor has full height ceilings and provides spacious and light accommodation, featuring a substantial Family Room with extensive storage and a Laundry room with additional storage.

Off the First Floor Landing are Three Double Bedrooms, two enjoying built in wardrobes. One Bedroom currently being utilised as a Study. Bedroom One has a bay window to the front with built in furniture and is served by a stylishly appointed En Suite Shower Room. The Bedrooms are further served by a Family Bathroom positioned at this level which is equally well appointed with a full bath and separate shower cubicle.

To the Second Floor the Principal Bedroom Suite also has a walk-in wardrobe and double storage cupboard. A further Bathroom and Bedroom with double fitted wardrobes complete the accommodation on this floor.

Externally, Kings Pyon is approached through a remote control gated Carriage Driveway. This spurs off to a driveway serving the property, with extensive parking for several vehicles and an allocated parking space to the right of the gates. This in turn leads to the Detached Single Garage with an electrically operated up and over door. The front of Kings Pyon is screened from the road with a number of substantial trees. The front and side of the property has a variety of mature shrubs, bushes and plants.

The Garden to the rear enjoys a directly south facing and therefore sunny aspect and has a large enclosed stone paved patio area adjacent to the back of the house accessed via the Dining Room and the Kitchen with Living Area.

Overall this superb property provides a fantastic low maintenance and contemporary version of a traditional Victorian house.

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 - please ask agent for further information.

POSTCODE

WA14 2NX

