



**GASCOIGNE
HALMAN**

EYEBROOK ROAD, BOWDON, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



EYEBROOK ROAD, BOWDON, ALTRINCHAM

£1,695,000

Located on one of Bowdon's most prestigious roads, this exceptional five-bedroom detached residence offers well-presented accommodation with a high-quality specification throughout.

Upon entering, a welcoming hallway leads to a cloakroom with a basin and W/C. The elegant lounge extends close to 30 feet in length, providing a perfect setting for relaxation and entertaining. The sitting/dining room and study add further versatility to the ground floor. At the heart of the home, a magnificent open-plan kitchen and family area flows seamlessly into the orangery, where French doors open onto a decked terrace and the beautifully maintained garden beyond.





Upstairs, the master suite boasts a private dressing room and an en-suite. Two additional bedrooms benefit from their own en-suite shower rooms, while the remaining two bedrooms share a well-appointed family bathroom.

The property is accessed via an electric double gated driveway leading to a detached double garage, framed by pristine lawned gardens. To the rear, the south-facing garden is a tranquil retreat, featuring manicured lawns, well-stocked borders, and decked terraces, perfect for outdoor entertaining and relaxation.

A rare opportunity to acquire a home of this calibre in a highly sought-after location. Viewing is highly recommended.

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

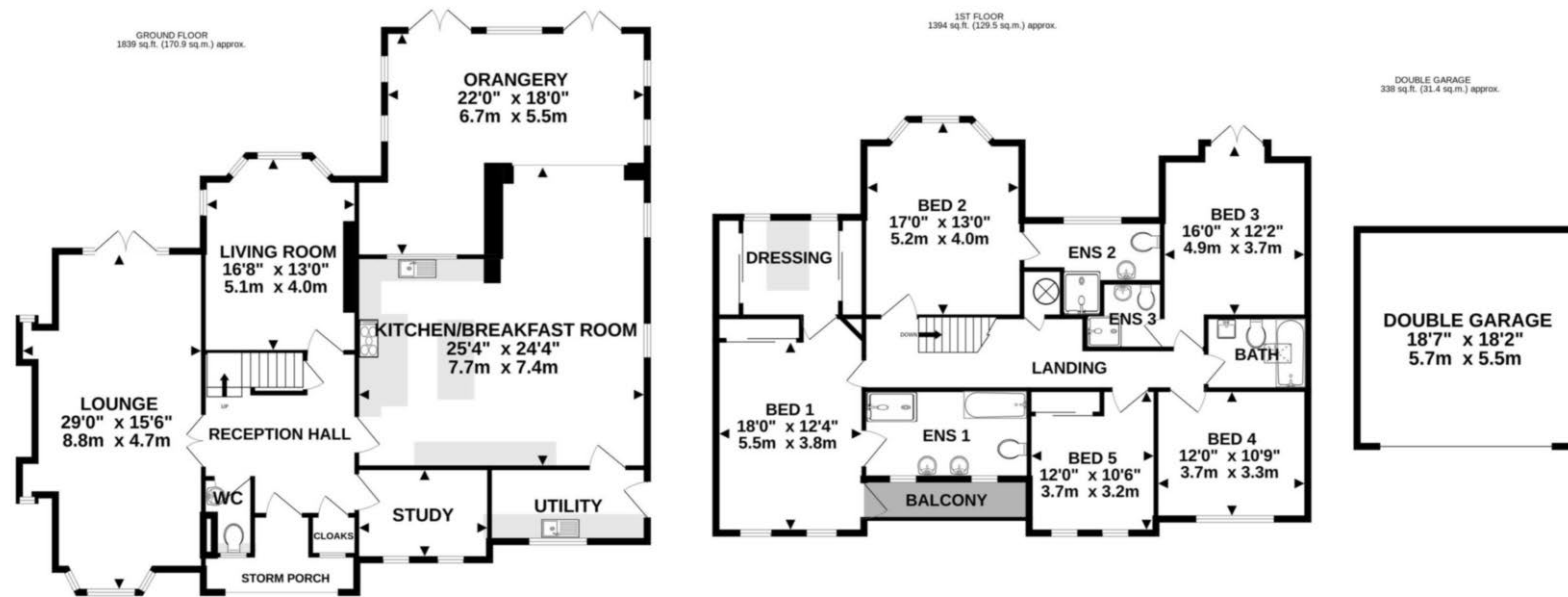
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is 4241.68

TENURE

Freehold

POSTCODE

WA14 3LP



TOTAL FLOOR AREA : 3571 sq.ft. (331.8 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.
Made with Metropix ©2025

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

**GASCOIGNE
HALMAN**