



**GASCOIGNE
HALMAN**

ROSEDENE, CAVENDISH ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



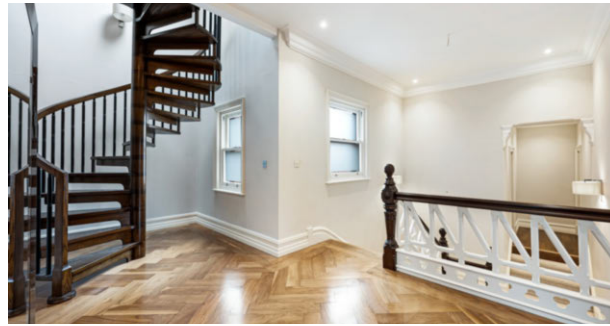
ROSEDENE, CAVENDISH ROAD, BOWDON

£2,395,000

One of the finest, period semi-detached properties currently available which is arranged over four floors and located close to Altrincham Town Centre and Hale Village. Three main reception rooms, cinema/media room, seven double bedrooms and six bath/shower rooms. Secure gated entrance, generous driveway providing ample off road parking, detached garage and landscaped gardens designed for ease. NO ONWARD CHAIN.



We offer for sale this stunning period semi-detached house, equipped to the very highest of standards. The property comprises combination of superb period features, typical of the late 19th century but with a host of 21st century facilities creating a stylish well-appointed home, full of charm and character. The rooms are spacious and well coordinated and include three fabulous principal reception rooms plus a very substantial breakfast room/kitchen featuring a high level, luxury range of units with extensive built-in appliances. The basement has been completely remodelled to create another wonderful floor of living space. The current layout offers a home cinema, sitting room, utility room and bedroom with an en-suite bathroom.



On the two upper floors, there is a magnificent master bedroom suite with its own sumptuous en-suite bathroom and five further bedrooms and four additional bathrooms. Your attention is drawn to the luxurious bathrooms, deep skirting boards and the exceptional craftsman finishes, which are evident throughout. The house is set back from the road being approached through electrically operated entrance gates opening on to a long driveway leading to a large detached garage. The gardens have been professionally landscaped and designed for complete ease of maintenance and they are a wonderful backdrop to this fine period house. One of the most desirable properties of its type currently available.

LOCATION

The property is situated in a highly regarded location within close proximity to Altrincham Town Centre and Hale Village. Hale is renowned for its specialist shops, services and restaurants which are within a reasonable 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 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 and 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

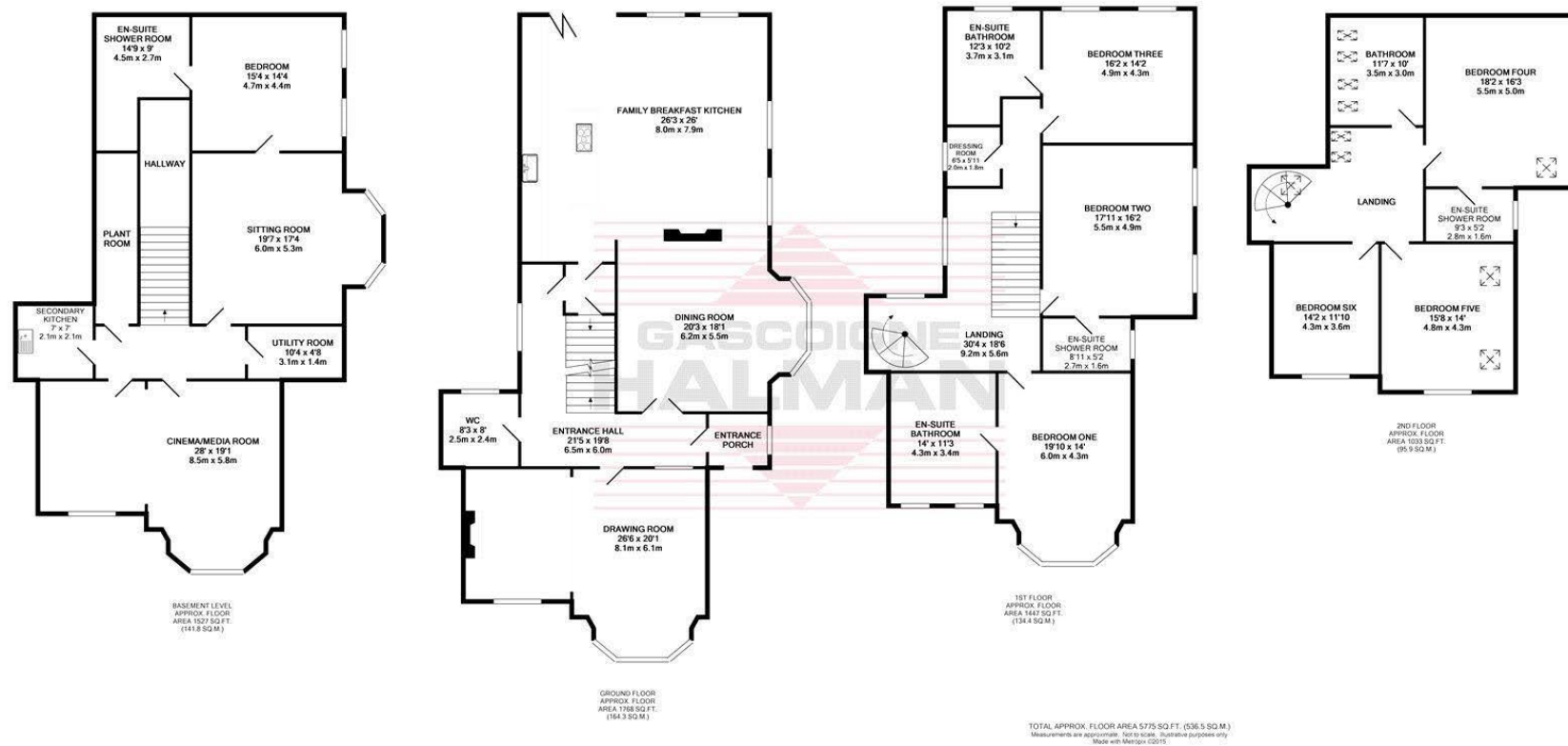
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is £4241.68

TENURE

Freehold

POSTCODE

WA14 2NU



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**