



**GASCOIGNE
HALMAN**

BRADGATE ROAD, BOWDON

THE AREAS LEADING ESTATE AGENT



BRADGATE ROAD, BOWDON

£4,600,000

A truly stunning mansion house built with a contemporary twist based on the principles of Victorian and Edwardian houses of the Bowdon area. Its footprint, form, scale, and appearance have all been carefully considered to create a residence which with it being elevated is imposing and has superb kerb appeal, whilst being discretely set back from the road. Built with an abundance of high-quality materials including natural slate roofing, bespoke window framing, and beautiful natural stone detailing. Completely re-modelled and refurbished, the overall impression is of a house of character and architectural interest with a scale that is proportional to the neighbouring properties and surrounding area.





Hand crafted Buff Cheshire brick with Fletcher Bank stone

Bespoke European oak staircase with contemporary twist

European oak parquet hard flooring & Westex velvet carpets

Kitchen with quartz worktops and Miele appliances

Driveway for 10 plus cars and two car garage

Bathrooms designed by Philippe Starck

0.7 of an acre plot with South facing rear garden

Vertical sash windows, automated blinds and Cat 6 technology



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DESIGN AND LAYOUT

The impressive stone-built front porch serves as the gateway to a well-lit and spacious hallway, which connects to a variety of living spaces. The primary family areas, including the open-concept lounge and sitting rooms, have been strategically placed to enjoy both physical and visual access to the secluded courtyard garden areas, following the natural path of sunlight throughout the property.

Additional living areas, including a study/bedroom five with access to an en-suite facility. A further gym/bedroom six again with access to a bathroom seamlessly linking these rooms to the everyday family living spaces. The open-concept living/kitchen/diner is a truly stunning centrepiece of the property with a beautiful bespoke kitchen and second kitchen providing a useful addition. The double garage to the right of the property links to the main house for easy access with an additional staircase providing access to a guest suite above the garage with a bathroom facility which makes an ideal room for a live-in housekeeper/au pair.

To the first floor, the master bedroom features a vaulted ceiling with stunning views of the gardens, a walk-in wardrobe and an en-suite. The spacious second bedroom also has an en-suite with two further bedrooms all arranged off a well-lit landing with a bespoke oak staircase.

THE SITE AND SURROUNDINGS

The large scale of the house is entirely in keeping with the site and surrounding area with the pitch of the roof being one of the most distinctive features of this architectural style. Its scale is also appropriate to the size of plot on which it sits being close to three quarters of an acre. The roof has been designed with distinctive hips and gables, creating greater spacing and light between dwellings.

The residence is nestled amidst expansive landscaped gardens, bordered by mature hedgerows and trees which shield the property, especially from Bradgate Road and its neighbouring southern boundary. Some of these trees reach impressive heights, enhancing the charm and character of the mature, green backdrop. Bradgate Road itself is a lush suburban street, with fully grown trees lining the road and surrounding properties.

Blending authentic bespoke design, meticulous spatial organisation, and top-tier construction, Bradgate Road presents the pinnacle of elegant family living. Every conceivable luxury is seamlessly integrated into the home's design, harnessing the latest







technological advancements, including fully customizable multimedia, lighting, and a cutting-edge security/CCTV system.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Altrincham to the traffic lights, turning left on to Langham Road. Travel the full length of Langham Road until the road becomes Park Road. At the traffic lights with Charcoal Road turn right on to Dunham Road and proceed along passing Denzel Gardens on the right hand side. Take the first turning on the left hand side in to Bradgate Road passing Dorset Road on the right hand side. At the junction of Bonville Road continue straight over on to the continuation of Bradgate Road and the property will be seen towards the end of the road on the left hand side.

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

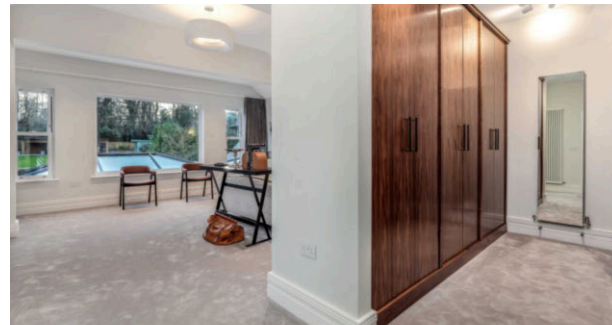
Trafford Borough Council Tax Band G. Amount payable for 2024/2025 is £3284.78.

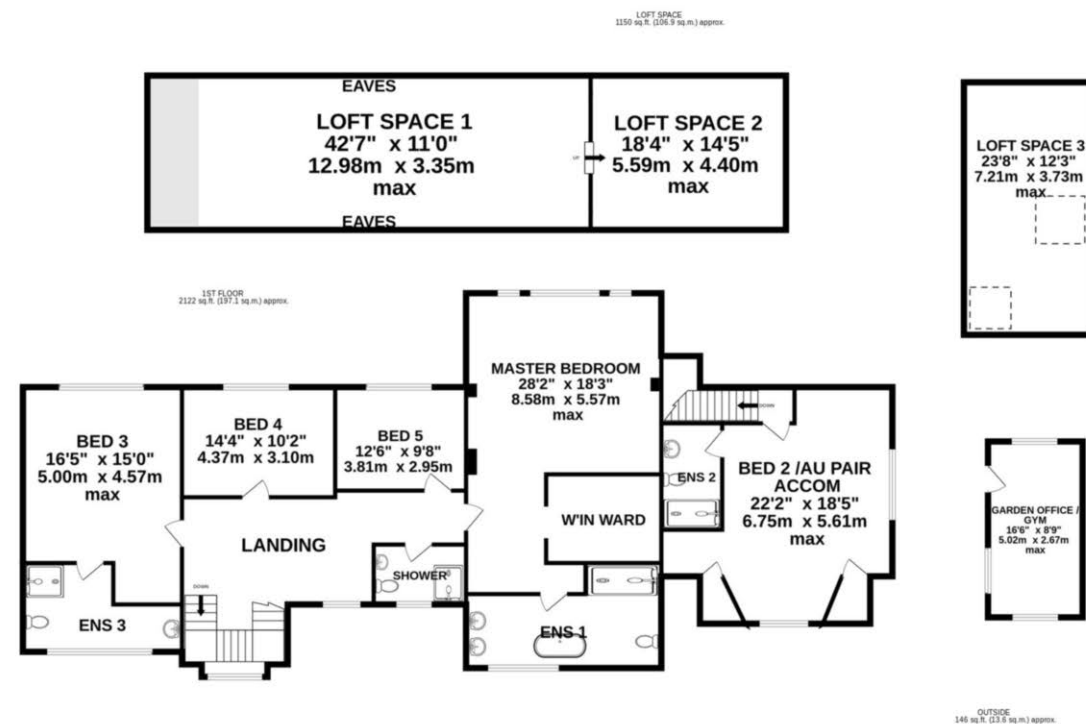
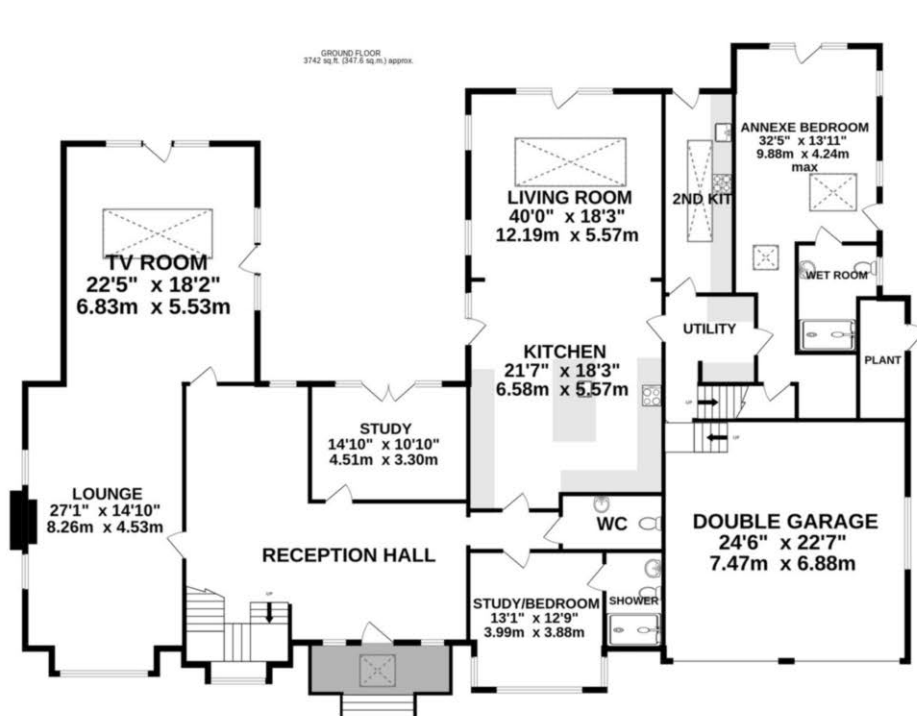
TENURE

Freehold

POSTCODE

WA14 4QU





INC LOFT SPACE

TOTAL FLOOR AREA : 7160 sq.ft. (665.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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