

## RASHLEIGH 8 RAPPAX ROAD | HALE

PRICE GUIDE £3,100,000

A magnificent Arts & Crafts influenced detached house in excess of 6,000 sq. ft. built by Altin Homes Ltd. and situated on a plot of a little over a third of an acre. State-of-the-art fixtures and fittings including Duravit, Hansgrohe, SieMatic, Gaggenau, etc. Unrivalled quality. There are two landscaping schemes to the garden, one traditional and the other incorporating a swimming pool/hot tub set within a deck. The gardens face south to the rear. The extensive accommodation includes:

**GROUND FLOOR:** Entrance hall, cloakroom, WC, lobby, study, control room, drawing room, dining room, day room, conservatory, breakfast room, kitchen and utility.

**LOWER GROUND FLOOR:** Inner hallway, wine room, games room, home cinema, gym, sauna, dressing area and double shower.

**FIRST FLOOR:** Landing, large master bedroom, dressing room and en suite bathroom, four further bedrooms all with en-suite.



POSTCODE: WA15 0NT

## DESCRIPTION

This striking and individually designed property has been strongly influenced by the Arts and Crafts style with sweeping overhanging eaves. A five bedroom/five bathroom property, arranged over three floors, is the ultimate lifestyle statement. It brings together luxurious contemporary living and unique internal character with a superb opportunity to reside in one of the most sought-after locations in Cheshire. Comprising Approx. 6,121 sq. Ft of luxurious accommodation. Fully landscaped gardens complement the house perfectly and provide the ideal setting for what is undoubtedly one of the finest developments of its type in Cheshire. The grounds extend to around one third of an acre and enjoy total privacy.

The spacious accommodation design provides complete flexibility in deciding how best to utilise each room to suit individual needs and lifestyles. The interior and specification at Rashleigh are a true reflection of the magnificence of the exteriors and the superiority of the location. Internally, the property has been designed and equipped for a contemporary family lifestyle, with a strong emphasis on space, ambience and functionality. The property offers tremendous privacy and high levels of security with electrically operated entrance gates opening onto a sweeping driveway, which leads to the sizeable garage.

On entering the property one is immediately struck by the magnificent reception hallway with ground to first floor window providing excellent natural light. The staircase is simply stunning with an ultra-stylish contemporary design. Polished limestone effect porcelain flooring flows to the solid oak staircase with glass balustrade and hardwood handrail which links seamlessly to the galleried landing above with natural walnut wood flooring. This magnificent area will be sure to make a suitably grand first impression and sets the scene for the other impressive rooms to follow.

On the ground floor there are beautifully proportioned reception rooms, including a formal lounge, dining room, day room, conservatory and study. The breakfast kitchen is lavishly appointed with award winning SieMatic units with extensive built-in Gaggenau appliances. There is additionally a fully fitted SieMatic utility with wine cooler.

The lower ground floor includes a fabulous games room and fully fitted home cinema.

The bedroom accommodation is equally impressive and extends to a total of five sumptuous bedrooms each with its own stylish en suite with sanitary ware is from the latest Starck range. Customised fitted wardrobes represent the ultimate in luxury living. In addition, the house includes a gym and sauna. Indeed technologically this is one of the most advanced houses on the market. CCTV, integrated music and video systems, HD ready, computerised lighting, the list goes on.

A fabulous heated outdoor swimming pool with counter swim option and spa completes this fine home.

Rashleigh is situated on Rappax Road, Hale's premier road, and enjoys a private and peaceful location whilst being just 5 minutes drive from junction 6 of the M56 motorway. The property is also within the catchment area of highly regarded primary, secondary and grammar schools, a little over a mile away from the market town of Altrincham with its comprehensive range of shops and metro link railway station providing a commuter service into Manchester. A little closer is the village of Hale with its wealth of restaurants, wine bars and individual shops.

Unrivalled quality. Extreme sophistication. Viewing essential.

### GROUND FLOOR

Entrance hall, cloakroom, WC, lobby, study, control room, drawing room, dining room, day room, conservatory, breakfast room, kitchen and utility:

#### PORCH

10'10" x 4'11" (3.30 x 1.50)

#### ENTRANCE HALL

22'4" x 15'9" (6.80 x 4.80)

#### KITCHEN

20'6" x 18'10" (6.25 x 5.75)

#### BREAKFAST ROOM

14'1" x 9'10" (4.30 x 3.00)

#### DAY ROOM

15'9" x 13'5" (4.80 x 4.10)

#### CONSERVATORY

15'9" x 14'9" (4.80 x 4.50)

#### DINING ROOM

20'10" x 14'7" (6.35 x 4.45)

#### DRAWING ROOM

20'8" x 18'10" (6.30 x 5.75)

#### STUDY

17'1" x 14'11" (5.20 x 4.55)

#### CONTROL ROOM

5'3" x 4'11" (1.60 x 1.50)

#### CLOAKROOM

5'3" x 4'3" (1.60 x 1.30)

#### WC

9'6" x 3'11" (2.90 x 1.20)

#### UTILITY

13'1" x 7'10" (4.00 x 2.40)

### FIRST FLOOR

Landing, large master bedroom, dressing room and en suite bathroom, four further bedrooms all with en-suite.

#### MASTER BEDROOM

20'8" x 16'9" (6.30 x 5.10)

#### MASTER EN SUITE

14'1" x 8'10" (4.30 x 2.70)

#### DRESSING ROOM

11'4" x 6'3" (3.45 x 1.90)

#### BEDROOM TWO

14'7" x 13'5" (4.45 x 4.10)

#### EN SUITE TWO

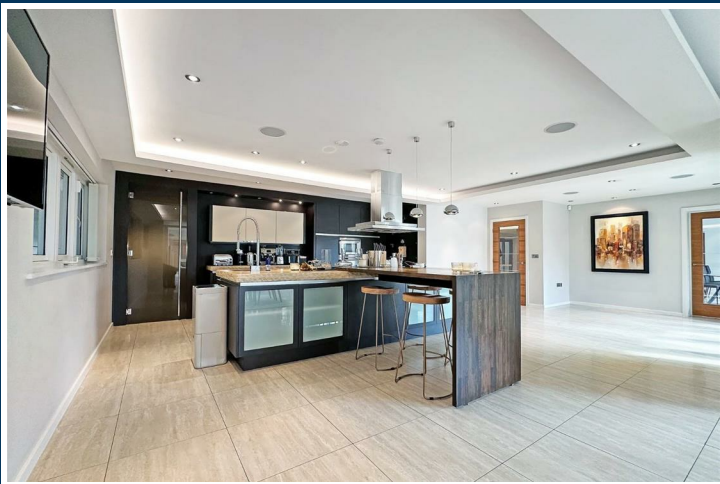
9'10" x 6'3" (3.00 x 1.90)

#### BEDROOM THREE

17'11" x 15'9" (5.45 x 4.80)

#### EN SUITE THREE

7'7" x 5'11" (2.30 x 1.80)



#### BEDROOM FOUR

15'7" x 12'8" (4.74 x 3.85)

#### EN SUITE FOUR

7'7" x 5'11" (2.30 x 1.80)

#### BEDROOM FIVE

15'1" x 14'11" (4.60 x 4.55)

#### EN SUITE FIVE

7'5" x 5'11" (2.25 x 1.80)

#### BALCONY X 2

2'11" x 2'11" (0.90 x 0.90)

#### LOWER GROUND FLOOR

Inner hallway, wine room, games room, home cinema, gym, sauna, dressing area and double shower.

#### GAMES ROOM

20'8" x 18'3" (6.30 x 5.55)

#### HOME CINEMA

14'1" x 9'10" (4.3 x 3.0)

#### GYM

15'1" x 12'4" (4.60 x 3.75)

#### WINE ROOM

7'5" x 6'7" (2.25 x 2.0)

#### SAUNA

10'6" x 6'7" (3.2 x 2.0)

#### SHOWER ROOM

3'11" x 2'11" (1.20 x 0.90)

#### WC

6'5" x 3'9" (1.95 x 1.15)

#### CHANGE ROOM

3'11" x 3'3" (1.20 x 1.00)

#### LOBBY

19'0" x 5'3" (5.80 x 1.60)

#### SPECIFICATION

##### KITCHEN

WINNER OF BEST KITCHEN DESIGN AWARD (KBSA)

The bespoke Siemens SL Range kitchen is fitted with the highest quality units and appliances available, in a striking design with clean lines, entirely without handles, creating a very modern look. With an 80mm stone work top with chipped edge and 40mm wengé bar, the combination of materials is stunning. The integrated ovens, combi microwave, hob and extractor are Gaggenau and the fridge and freezer are Miele.

##### IN BRIEF

80 mm chipped edge natural limestone worktop & 40mm wengé bar

Gaggenau induction hob

Gaggenau ventilation

Gaggenau built-in oven

Gaggenau microwave and grill

Miele integrated fridge and freezer

Miele integrated dishwasher

Blanco single bowl sink with Axor Hansgrohe professional style mixer tap

##### BATHROOMS & SANITARY WARE

Equipped with five en-suite bathrooms

All fixtures and fittings are literally state of the art and sourced from Duravit and Hansgrohe by Philippe Starck

The combination of contemporary sanitary ware with the natural materials used on the floor and walls creates a luxurious finish.

##### ARCHITECTURAL FEATURES

Automated oak entrance gate

Panelled oak front door

Stone porch

Walnut panelled doors

Contemporary open plan oak staircase with minimalist glass handrail

Stone fireplace

Recessed ceiling to all bathrooms with feature lighting

Double glazed specially designed hard wood windows

Distinctive stone and timber features to the bay windows in different elevations

##### GENERAL

Solid block and beam flooring with limestone effect porcelain finish

Under floor heating system to all floors with smart control equipment

Contemporary wireless lighting system with discreet pad allowing individual lighting control

Multi media entertainment system with discreet stylish keypads

Full Home Cinema installed on lower ground floor with projector and 80 fixed screen

2nd Home Cinema in lounge with fitted 50" Sony flatscreen

Air conditioning system in all main areas

Pressurised hot water system

Data points to all rooms

Advanced fire alarm systems

Fully fitted Sauna

Fully carpeted bedrooms

##### SECURITY

Electric gate

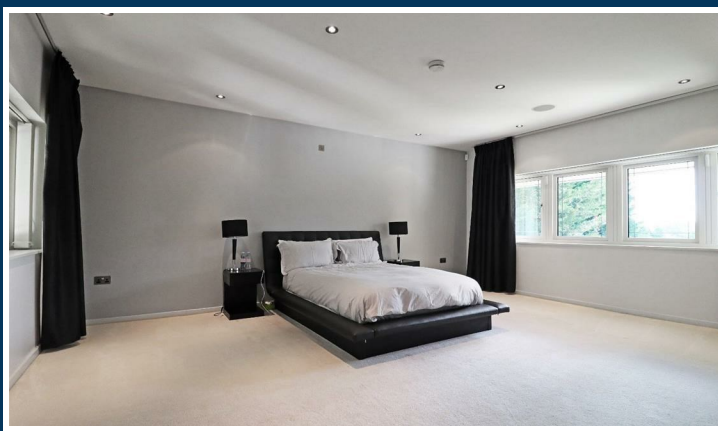
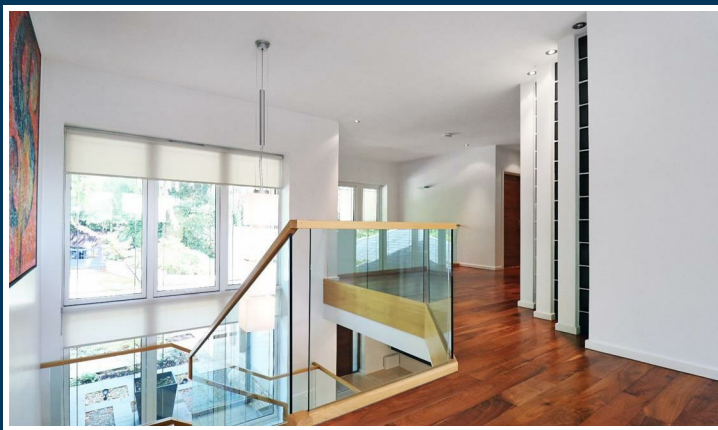
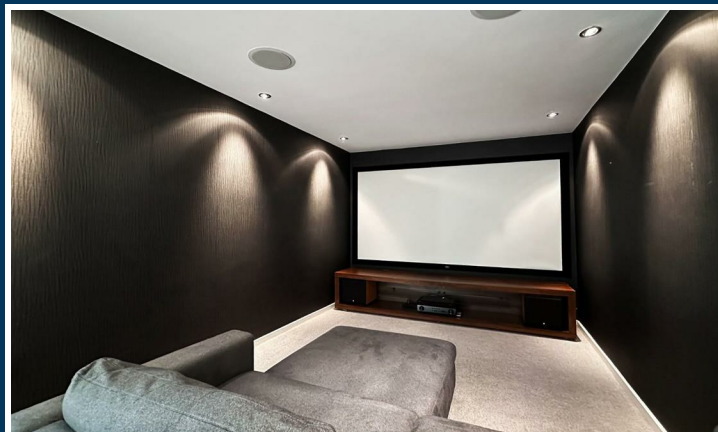
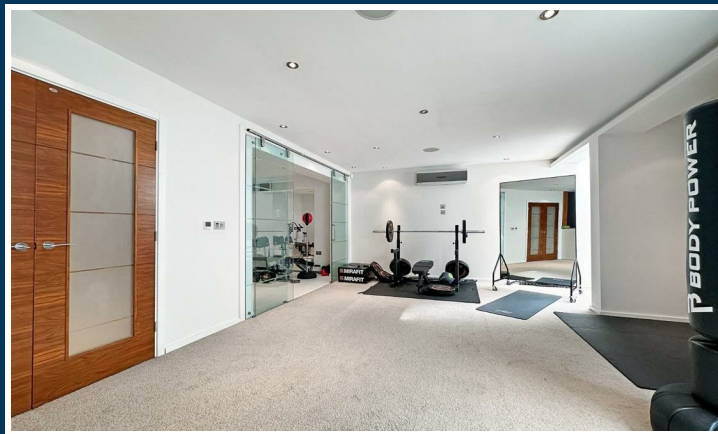
CCTV system coverage to all around the building with hard drive and LCD monitor

Full security system inside and security lights with sensors in both front and rear garden

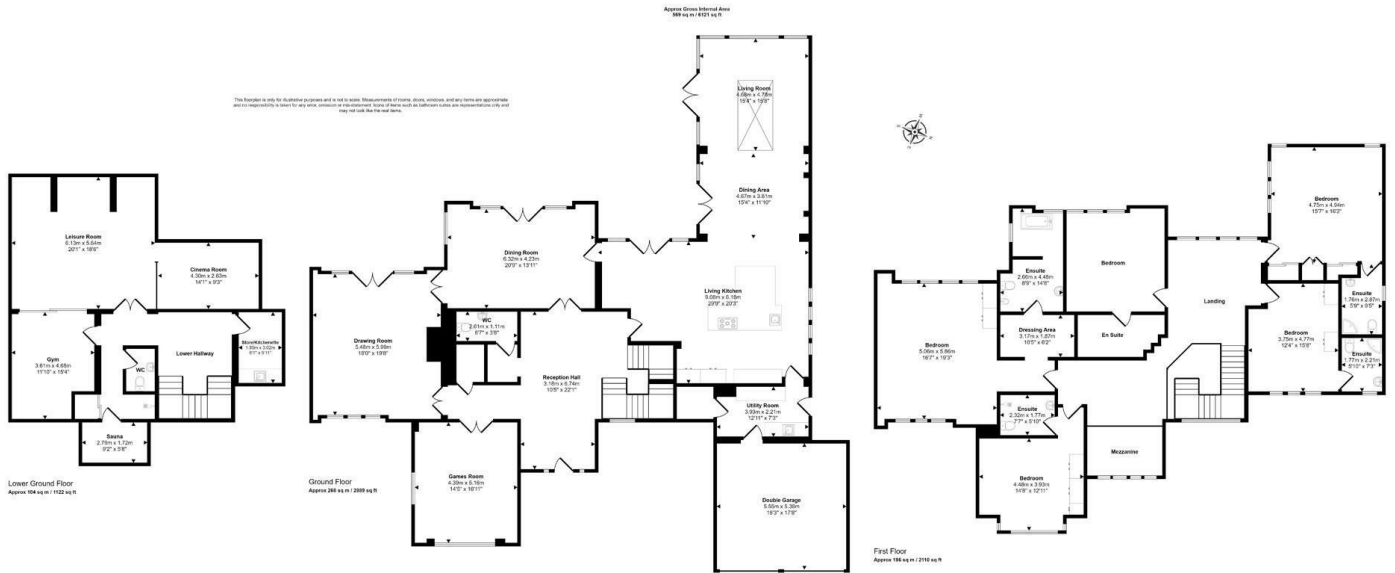
##### GARDEN & LANDSCAPING

Fully landscaped gardens to both front and rear

Paved front driveway



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