



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Ballinlough, 34 Blueberry Road

Bowdon, Altrincham, WA14 3LU



£2,700,000

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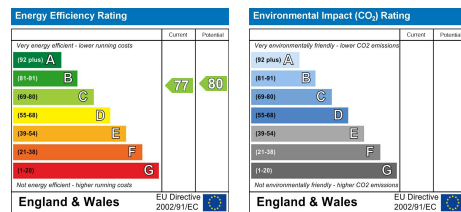


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A REMARKABLE, CUSTOM BUILT OF DETACHED FAMILY HOME STANDING ON A FABULOUS 0.39 ACRE GARDEN PLOT IN A DESIRABLE PART OF BOWDON. 6000 SQUARE FEET

Hall. 450sqft Living Room. Home Study. 500sqft Family Living Room and Dining Kitchen. Utility. GF Shower Room and WC. Six Double Bedrooms. Four Bath/Shower Rooms. Stunning Gardens. Double and Single Garages



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

When this agent sold Ballinlough, 34 Blueberry Road in 2000, little did we imagine the remarkable transformation that would subsequently be undertaken to create the stunning, bespoke built, family home that sits on the plot today.

What of course enabled the current owners to have the vision for their dream home was the fact that the existing property stood on a fabulous 0.39 of an acre, mature garden plot affording wonderful privacy and they knew that this would create beautiful green outlooks from within their intended home.

As such, the owners set upon a two-stage process of reconstruction and remodelling the property to create the house that we see today.

With over 6000 square feet of family accommodation arranged over Three Floors, including Double and Single Garages, this fine family home is appointed to the highest specification and is enormously attractive in design, with rendered elevations with stone detailing and mullioned windows.

The property is flooded with natural light throughout, particularly from the rear, with full width windows and patio doors stretching across the back of the house from within the Principal Open Plan Living space. This area connects the indoor and outdoor living and entertaining spaces.

There are numerous interior designed features and high-quality fixtures and fittings to including oak finish internal doors, polished tiled flooring throughout the Ground Floor, an impressive purpose designed steel construction curved staircase rising from the Hall, attractive fireplace features and high specification, bespoke fitted kitchen and bathroom fittings.

The accommodation is both extensive and versatile with the Ground Floor arranged off the impressive Hall with curved wall feature and vaulted ceiling above the galleried landing over and with access to the 450 square foot Principal Living Room with French doors and windows giving access to and enjoying aspects of the gardens.

A comprehensive fitted Home Study overlooks the front.

The heart of the household is the 500 square foot Open Plan Family Living Room and Dining Kitchen with two sets of sunflex folding doors that open entirely across the width of two walls giving access to and enjoying an aspect of the garden.

The Kitchen itself is fitted with an extensive range of laminate fronted units with Silestone worktops over arranged around a central island unit incorporating a breakfast bar and an integrated 16 bottle Dunovox wine chiller. There are a range of integrated Siemens appliances to include an American style fridge freezer, integrated microwave oven. The cooking experience is further enhanced with ilve range cooker featuring double electric oven and gas hob. For chilly winter evenings the kitchen is enhanced with a Barbas log burner. Central to the Kitchen is a Bose sound fitted system with an integrated speaker network to be found throughout the ground floor and in the bedrooms throughout the property.

There is a fully fitted Utility Room with a Miele washing machine and separate Miele dryer, an additional freezer and two further wine fridges. Directly off the Utility Room is a downstairs shower and WC. At the base of the stairs is to be found a guest WC.

The Ground Floor enjoys underfloor heating with individual local heating controls to be found in each room.

Over the Two Upper Floors are up to Six Double Bedrooms, one of which is currently utilised as a Home Gym with option for a Games Room to one of the Top Floor Bedrooms.

There are Four En Suite Bath/Shower Room facilities and Five Dressing Rooms/Walk in Wardrobes.

The Principal Suite extends to approximately 600 square feet providing a Bedroom with French doors opening onto a Juliette Balcony to the rear and served by the comprehensively equipped Dressing Room and full En Suite Bathroom with separate shower area.

Bedroom Two also enjoys two sets of French doors onto a Juliette Balcony and has a large Dressing Area, Walk in Wardrobe and full En Suite Bathroom.

Bedroom Three has fitted furniture and an En Suite Shower Room

A Gymnasium is positioned at First Floor Level.

A staircase rises from the Galleried Landing to the Second Floor serving Two further substantial Double Bedrooms sharing a Jack and Jill full En Suite Bathroom with shower and both Bedrooms enjoys Dressing Areas and Walk in Wardrobes making it perfect as a self contained teenagers space. The entire floor benefits from air-conditioning.

Externally the property is approached via remote control Gated Entrance to extensive block paved Driveway providing Parking for a large

number of vehicles and in turn leads to an large attached Single Garage in addition to a Double length Tandem Garage.

The Garden is without doubt one of the most exciting features of the property with excellent mature screening from the road by way of tall, laurel hedging, retained within stone walling.

To the rear, a substantial Indian stone paved patio area returns across the whole of the back of the house, ideal for outdoor entertaining. Beyond, the Garden is truly magnificent, laid to a substantial expanse of lawn with deep mature borders and substantial trees within the boundaries of this and neighbouring properties providing a delightful outlook from all principal rooms and excellent all year round screening. To the rear of the lawn is found a substantial garden shed.

The property is located on one of the most desirable roads in Bowdon off Stanhope Road and is such within easy reach of Altrincham Boys' and Girls' Grammar Schools, has quick access to the M56 and M6 Motorway networks serving the region and providing easy access to Manchester City Centre.

Altrincham is well served by the popular Market Quarter providing a fantastic lifestyle amenities for any family.

This wonderful, mature Garden setting completes this fantastic family home in a first class location, offered for sale for the first time in 24 years!

- Freehold
- Council Tax Band G

