



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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1 South Road

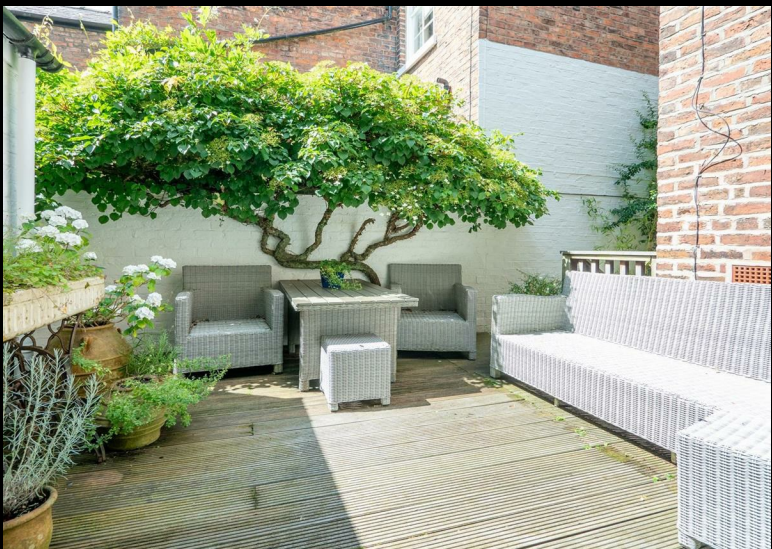
Bowdon, Altrincham, Cheshire, WA14 2JZ



£1,695,000

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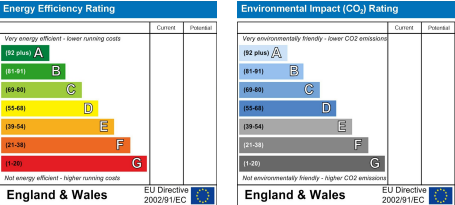


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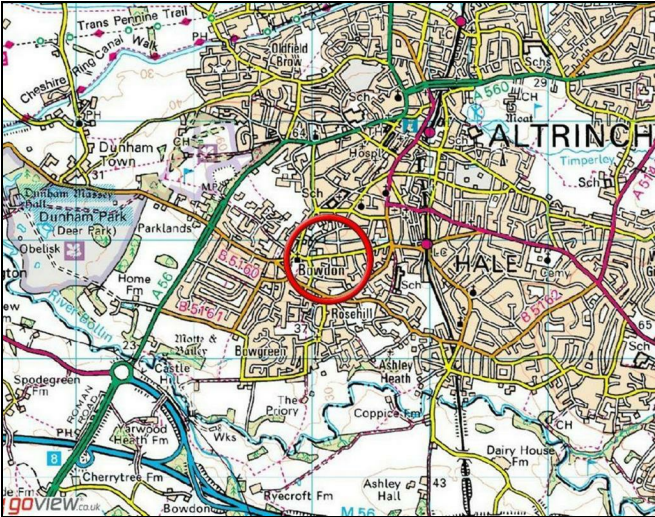


energy efficiency

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



From Watersons HALE office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings in to the continuation of Ashley Road. At the traffic lights, continue straight across in to Stamford Road. Turn left into South Road and the property will be found immediately on the right hand side.



overview

A BEAUTFULLY APPOINTED GEORGIAN FAMILY HOME IN THE HEART OF BOWDON WITH CONVERTED CELLARS AND STUNNING ORIGINAL FEATURES. 4068sqft. Hall. WC. Four Receptions. 325 sqft Live In Dining Kitchen. Utility Room. Five Bedrooms. Three Bath/Shower Rooms. Parking. Basement Garage. Corner plot and South West facing Rear Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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

A stunning and immensely attractive, double fronted Georgian property, enjoying a prominent position on the corner of South Road and Stamford Road, ideally located within walking distance of Hale, Altrincham and Altrincham Boys and Girls Grammar Schools.

The property offers beautifully appointed, extensive family accommodation arranged over Four Floors including Converted Cellars, extending to approximately 4068 square feet and provides perfectly balanced family accommodation with effectively Four Reception Rooms over the Ground and Lower Ground Floors in addition to a Live In Breakfast Kitchen and Five Bedrooms plus A Study/Bedroom over the Two Upper Floors served by Three stylish Bath/Shower Rooms.

The top floor is dedicated to the Principal Bedroom Suite of Bedroom, Dressing Room and Bathroom.

The property has been comprehensively updated and improved entirely in keeping with the original character of the property with original multi paned windows, high, intricate corniced ceilings, a spindle balustrade staircase turning through the floors and some delightful, original or reproduction fireplaces.

The property enjoys enclosed Gardens, principally laid to the front and side. Over and above this, the property enjoys the use of Bellfield, a private walled park extending to approximately 1 acre, positioned directly in front of the property and adjacent to Bowdon Preparatory School. The property has limited membership and is secure along all sides and includes a children's play area and a tennis court, providing a really wonderful and unique facility. This is available for the incoming purchaser for a one of cost of £5000 for the entire period of ownership of the property.

In addition, not immediately apparent from the road, the property enjoys a Driveway accessed from Stamford Road, providing extensive off street parking in turn leading to the Basement Garage.

In further detail the accommodation comprises:

Spacious Hall with stone flooring, spindle balustrade staircase with turned banister rising through the floors, having a high, intricate corniced ceiling and an attractive Georgian fan light window over the entrance door. Well appointed Ground Floor WC, fitted with a contemporary design suite and with cloaks cupboard. Beautiful 19' x 15' Lounge with tall sash windows enjoying front and side garden aspects and having an intricate corniced ceiling, custom built cabinets and shelving and a contemporary design multi fuel wood burning stove fireplace feature. 19' x 15' Dining Room, perfect for entertaining with tall sash windows to two elevations and having a high corniced ceiling, part stripped timber flooring and again with an impressive fireplace.

Live In Breakfast Kitchen, providing an ideal informal working kitchen, dining and living space with a window overlooking the front Garden, French doors leading to a Rear Courtyard with a further skylight window providing much natural light. The Kitchen enjoys a high corniced ceiling and is superbly appointed with an extensive range of custom built, traditional design, painted finish wood fronted units with granite worktops and featuring an Aga Range cooker in addition to a conventional stainless steel oven, hob and a further integrated dishwasher. There is limestone tiled flooring throughout which returns into the living area.

The Lower Ground Floor Converted Cellars has additional accommodation arranged around a large Hall Area with extensive storage space off. There is a Playroom with Amtico flooring, extensive halogen lighting and a window providing natural light. Family Room again with Amtico flooring, halogen lighting and a good sized window. There is also a fitted Utility Room and WC serving this floor. Access can also be gained to the substantial Basement Garage, with electrically operated 'up and over' door.

Off the First Floor Landing are Three excellent Double Bedrooms all with built in wardrobes plus a Study/Fourth Bedroom. A Guest Bedroom is approached through an Entrance Lobby area and is served by the stylish, contemporary design En Suite Shower Room with Wet Room style shower, white suite with chrome fittings, extensive limestone tiling, under floor heating and halogen lighting. A Family Bathroom, appointed to an equally high specification, serves the remaining Bedrooms.

The Second Floor is dedicated to the Principal Bedroom Suite of Bedroom, Dressing Room and Bathroom located under the eaves of the property with attractive sloping ceilings, skylight windows and extensive built in wardrobes and cupboards to the under eaves roof void storage space. The stylish Third Bathroom, again appointed to a stunning contemporary theme with a shaped feature bath, a large enclosed shower area, wash hand basin on a stand, extensive

ceramic tiling, halogen lighting and two windows including a skylight window providing much natural light.

Externally, as previously described a Driveway accessed off Stamford Road provides extensive off street parking and leads in to the Integral Basement Garage.

The Gardens to the property are laid predominately to lawn to the front and side with laurel bush screening. To the rear of the property there is an enclosed, Walled Courtyard accessed via the French doors off the Live In Dining Kitchen. Beyond this a pathway leads to the right of way access for this and neighbouring properties for wheelie bin collection etc. The right of way encloses a further lawned area which is within the ownership of this property but has historically been used as a restricted use communal drying area for this and neighbouring properties.

This really is a stunning property, positioned in one of the very best parts of Bowdon and needs to be seen.

- Freehold
- Council Tax Band G

