



Four Winds

B O W D O N



Often dubbed Cheshire's 'millionaire village', Bowdon, with its medley of mansions, tree-lined avenues, quirky boutiques, cosy cafes and gorgeous green expanses, has more than established itself as one of the region's most desirable locations in which to live.

With easy access to motorways, Manchester Airport, highly-rated state, grammar and independent schooling and with national parkland on the doorstep, discover Four Winds, a spacious entertaining haven of a home – as perfectly suited for a Premier League footballer as it is a fun-loving family, that just might be Bowdon's best kept secret.

Private, Peaceful Setting

Two sets of secure, electric gates providing access to the large driveway at Four Winds, where there is ample parking for ten or more vehicles, alongside a substantially sized double garage, currently used as a home gym. There is also an EVC point.

Sense the serenity and seclusion immediately as the gates close, with high, anti-climb perimeter fencing, CCTV and state of the art security systems in place both indoors and out, assuring safety for you and your loved ones.

A handsome home, with its gabled front and pilastered portico entrance, tall, established trees envelop the home in greenery to the sides and rear, creating an oasis of calm upon arrival.





Welcome Home

Step inside and into the wide, well-lit and impressive entrance hall, where the contemporary cantilevered solid wood tread and glass balustrade staircase is an attractive feature on the right.

Redecorated throughout to a contemporary, neutral palette over the course of recent months, Four Winds is a home renewed; recarpeted, replastered and refitted with a brand new Kitchen with underfloor heating to the ground floor beneath the elegant porcelain tiling. Two new gas fires and a renovated master ensuite also add to the allure of this imposing yet welcoming home, which has also been fully re-rendered outside.

Freshen up in the WC to the right, whilst on the left, step through to the substantially sized living room.

Currently serving as a cinema room, ambient lighting features within, with designer Versace wallpaper complementing the ornate white cornicing. Fitted with a new gas fire and with a supersized television inset within the wall, making this room the perfect space in which to unwind and enjoy a movie night with the family.







Feast Your Eyes

Directly ahead from the entrance hall, double doors open into the stunning open-plan Kitchen, a comprehensive family room with Kitchen, dining area and zoned snug, where a wall of windows slide open to create the ultimate indoor-outdoors living space.

Sleek, handleless cabinetry provides a wealth of storage space to the walls, with a sociable central island offering seating for four. An array of top quality fitted appliances awaits, with a bank of ovens including oven, microwave oven and steam oven with warming drawer, alongside an inbuilt coffee machine, Quooker instant hot water tap, sink with macerator, second sink, two dishwashers and large, American style fridge-freezer.

Within the Quartz-topped central island discover an array of pop-up sockets, alongside a four-ring induction hob and two-ring gas hob.



Entertain with Ease

In the ceiling, the built-in speaker system is ideal for entertaining, with ample space for a dining table. The two-way fire infuses warmth into the room, cleverly zoning the carpeted snug to provide pockets of privacy whilst retaining an easy, open flow.

In summertime, slide back the doors and take the party outside, where the large terrace is fully fitted with an outdoor Kitchen containing Bull barbecue and outdoor fridge. The garden has full Wifi connectivity. Throughout the home, high speed access points for internet ensure there are no black spots anywhere.



Tucked off the Kitchen is the sizeable utility room, plumbed for washer and dryer, with additional storage and a sink. A handy cloakroom is also accessed off the Kitchen, providing a connection through into the double garage beyond, currently housing a home gym.

Stairs from the snug lead up to a quiet enclave of rooms, currently laid out as a playroom and dressing room with built-in wardrobes, which could be ideal as a private bedroom suite perhaps for an older teenager or guests.



Sweet Dreams

From the entrance hall, take the elegant flight of glass encased stairs to the first-floor landing, where refreshment awaits in the bathroom on the right. Sandy tiles feature to the floor and walls, with an elevated pentagonal bath tub set upon a plinth, with wet room style shower to the side. A large window with fitted shutters draws light in, with a wash basin and WC to the side.

Next door, with views over the garden to the rear, the fifth bedroom is a spacious double. Carpeted underfoot and with a feature wall of prehistoric wallpaper sure to delight youngsters, wardrobes afford ample storage.

Overlooking the driveway to the front of the home, bedroom four also features light grey carpet, with a traditional, old school style anthracite grey radiator. Plantation shutters retain a coolness in summertime.

Across the landing, bedroom three sits between bedrooms two and five, overlooking the rear garden. Spacious and light, this carpeted bedroom again features plantation shutters alongside a wall of contemporary fitted wardrobes. A secret door in the wardrobes opens to reveal a good sized ensuite, tiled to the walls and floor and furnished with shower, wash basin and WC.

Finally on the first floor, arrive at bedroom two, a bountiful and bright room with plantation shuttered windows to the side and front. Carpeted in the same cool grey as the previous bedrooms, a range of fitted furniture provides plenty of storage, with the bonus of a light and bright ensuite containing shower, wash basin, WC and heated towel radiator.





Secluded Sanctuary

Stairs lead up to the second floor, a secluded sanctuary where the master suite awaits.

Make your way into the sumptuously sized dressing room, carpeted underfoot and well-stocked with fitted wardrobes, mirrored to amplify the light and providing so much storage. Underfloor heating features throughout this upper level.

To the right, glazed double doors transform the spacious and serene ensuite into a spa like oasis. Gleaming marbled tiles extend underfoot, with vanity unit storage beneath the twin wash basins. Also furnished with a Smart WC and heated towel radiator, spritz away the day beneath the rainfall head of the walk-in wet room shower, before closing the doors and enjoying a rejuvenating steam to finish.

Further fitted storage awaits in the master bedroom itself, where the vaulted ceiling is both airy and intimate. Sense the separation from the main flow of the home and rest and recharge in perfect peace.

*"It's perfect beneath the pergola
for sunshine and rain."*



Indoor-Out Living

From the Kitchen, a wall of glass slides open to provide instant connection with the elevated stone patio beyond. An extension of the indoor entertaining space, this outdoor room offers intimate spaces in which to relax and unwind over a glass of wine with friends, with a large, fitted dining area with seating, overlooking the lush green lawn below. On the left, the pergola with its remote-controlled roof offers shelter and shade in the height of the summer sun, whilst a sunken firepit provides warmth in winter months.

A partially sunken hot tub is situated in front of a large screen television for alfresco entertainment. Designed for ease and enjoyment, an outdoor shower and toilet means there is no need to retrace your steps indoors when enjoying all that the garden entertaining space has to offer.

Below, a paved pathway leads around the lawn, allowing you full access even in inclement weather. Beautifully mature trees to the sides and rear provide a leafy canopy of privacy, with the secure climb-proof fencing to the rear.



Peaceful, private and not overlooked, the garden also features two outbuildings. One building currently houses an office and a studio, with built-in Kitchen containing coffee machine and sink, whilst the second outbuilding is a sociable hub, featuring a bar with fully fitted fridges, beer taps, dishwasher, sink and hot water tap alongside a WC; with space for seating and a pool table, this home tavern is ideal for all-season entertaining.



On Your Doorstep

Popular with footballers and soap stars alike, the quaint village of Bowdon combines the quiet charm of Midsomer Murders with celebrity chic. Due to its eclectic residents, there is a subtle, yet reassuring 24-hour security presence in the village, reputedly Greater Manchester's most expensive village to live in.

Enjoy a morning dog walk along the pretty tree-lined avenues or head into nearby Dunham Massey, a National Trust parkland. In walking distance of the affluent village of Hale, there are plenty of bars and restaurants to choose from, including Cibo, a slice of Italian epicurean elegance with sophisticated city style in the heart of the Cheshire suburbs.

For an eatery with an upscale yet laidback, contemporary cool American vibe, head to Victors and enjoy Asian American fusion.

Altrincham is also on your doorstep, just 20 minutes' walk away – a foodie haven with its Market House home to ten independent food themed stalls including Honest Crust wood-fired pizza, Wolfhouse Kitchen and Tender Cow rare breed flat iron steak and chips.

“With the beautiful retro style restaurants and bars in Altrincham, there's no need to travel into Manchester.”

Altrincham is also home to some of the most highly rated schools in the country, well-known for its boys' and girls' grammar schools.

With excellent transport links including metro, train and bus stations, commute into Manchester and beyond with ease, with the city reachable by road or tram in around 15 minutes. Catch a train from Hale into Chester or Manchester; meanwhile Manchester Airport is a mere ten-minute drive away.

Four Winds is a flexible home in an unrivalled location, honed as much for a traditional family as it is for an up-and-coming footballer. For those who relish entertaining, eating in and out and enjoying the best life has to offer, Four Winds is a beautiful, modern home, renovated to the highest standards, safe and secure and ready to move into.

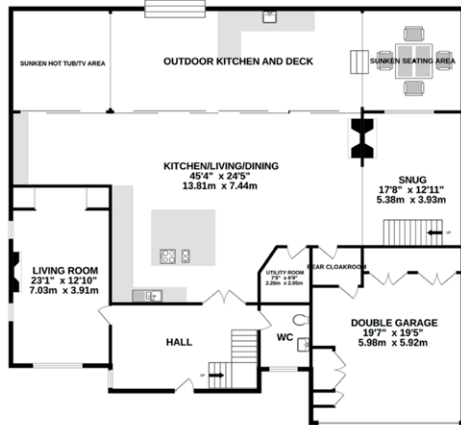
** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **



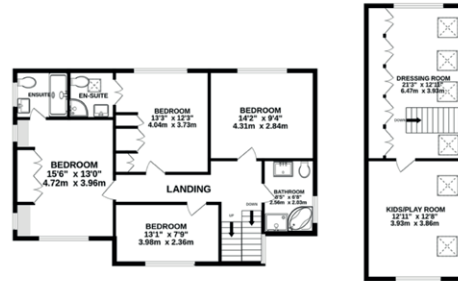




GROUND FLOOR
2876 sq.ft. (267.2 sq.m.) approx.



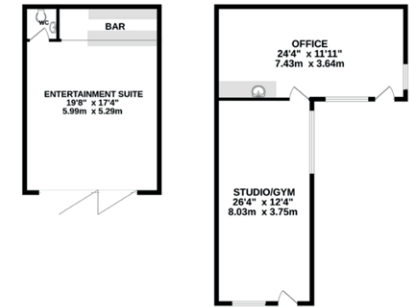
FIRST FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



SECOND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



OUTBUILDINGS
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA: 4991sq.ft. (463.67.1 sq.m) approx.
Excluding Garage 4606.85sq.ft. (35.68sq.m)

Whilst every effort has been taken to ensure the accuracy of this floorplan, the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission.

This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

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

Specifications

- Desirable Bowdon location on a private and secure plot
- Integral double garage with horseshoe driveway
- 5,000 square feet of living space including a bar, home office and gym
- 760 square feet entertaining terrace with sunken fire pit seating, pool and BBQ area
- 5 double bedrooms
- 4 bathrooms, plus outside shower and toilet

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TOUR



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B O W D O N

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