



Park Road | | Bowdon | WA14 3JG

Asking price £1,650,000



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## Key features

- Five Bedroom Detached House
- Scavolini Kitchen
- Private Annex- Perfect Gym, cinema or Guest suite
- Double Garage and Extensive Private Driveway
- 0.375 Acre Plot
- Smart CCTV security system
- Located in Prestigious Bowdon
- South Facing Rear Garden
- Freehold
- Council Tax Band - H

## Description

This five-bedroom detached house sits on a 0.375-acre plot in Bowdon, blending striking design with practical family living.

Fully refurbished, it features a spacious Scavolini kitchen with direct access to a south-facing terrace, alongside a snug and a practical utility room. The main living areas are bright and open, designed for both relaxing and entertaining.

A versatile room sits off the kitchen, complete with its own bathroom and private access from both the front and rear of the property, as well as direct access from the main house. Ideal as a gym, cinema room, guest suite or office, this adaptable space adds flexibility for modern lifestyles.

Upstairs, a dramatic landing flooded with natural light sets the tone, leading to five bedrooms and three bathrooms. The principal suite offers a luxurious en-suite and dressing area.

Outside, the two-tier rear garden is private and low-maintenance, with an elevated terrace and a secure, enclosed lawn. A long driveway and double garage provide secure parking.

A modern, adaptable home in a prime Bowdon location.



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### **Accommodation in Brief**

Ground Floor (Approx. 2,603 sq ft / 241.8 sq m)

- Impressive open-plan kitchen (26'5" x 24'0") with central island and large dining/entertaining space
- Snug just off the kitchen – ideal for family relaxation or informal living
- Utility room – conveniently located near the kitchen and external path
- Lounge (18'8" x 15'2") with direct access to the dining room
- Formal dining room (25'0" x 9'2") with garden access
- Separate studio (20'1" x 17'5") – versatile space ideal for a gym, cinema room, home office or guest suite
- Attached bathroom adjacent to the studio – creates potential for self-contained living
- Double garage (28'8" x 17'5") with bin store access
- Two separate hallways for smooth room-to-room flow

First Floor (Approx. 1,282 sq ft / 119.1 sq m)

- Five bedrooms in total
- Principal bedroom (20'0" x 10'5") with en-suite and dressing area
- Four additional bedrooms (ranging from 14'8" x 9'7" to 13'8" x 11'5")
- Family bathroom
- Landing area with central void and potential for impressive architectural features (e.g., glazed bridge or balcony area)

**Total Floor Area: Approx. 3,885 sq ft (360.9 sq m)**











### Property Information

Tenure: Freehold

EPC Rating:

Services: Mains electricity, water, drainage, mains gas are currently connected, Double glazing & gas central heating

Local Authority: Trafford Borough Council Contact No: 01619122000

Council Tax: Band H

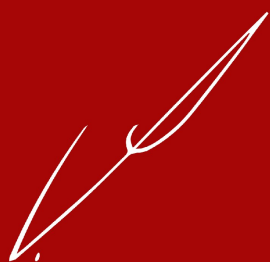
Directions: Postcode: WA14 3JG

### DISTANCES

- **Hale Village:** 0.9 miles
- **Altrincham Town Centre:** 1.1 miles
- **Hale Barns Village Centre:** 2 miles
- **Lymm:** 4.5 miles
- **Manchester Airport:** 4.1 miles
- **Manchester City Centre:** 11 miles
- **Altrincham Metrolink Station:** 1.1 miles
- **Ashley Railway Station:** 1.9 miles
- **Mobberley Railway Station:** 3.6 miles
- **Wilmslow:** 4.9 miles
- **Knutsford:** 5.2 miles
- **East Didsbury:** 6.5 miles
- **Cheadle Hulme:** 5.6 miles
- **Alderley Edge:** 5.7 miles
- **Navigation Road Metrolink Station:** 1.6 miles
- **Manchester Airport Metrolink Station:** 4.1 miles
- **Roundthorn Metrolink Station:** 2.4 miles
- **St Ambrose College:** 0.2 miles
- **Elmridge Primary School:** 0.5 miles
- **Well Green Primary School:** 0.6 miles
- **Stamford Park Primary School:** 1.2 miles
- **Bowdon CoE Primary School:** 1.4 miles

miles

(All distances are approximate)



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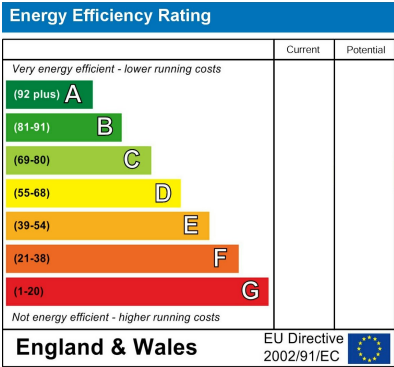


Floor plans



TOTAL FLOOR AREA: 3885 sq.ft. (360.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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julia@ferrarirealestate.co.uk  
ferrarirealestate.co.uk