



Wainwright Road | | Altrincham | WA14 4BW

£1,750,000



SHEPPARD & CO

Wainwright Road |
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£1,750,000

- A Truly Magnificent Family Home Of Scale And Presence
- Four Reception Rooms Plus Kitchen/ Morning Room
- Superb Garden With Full Width Paved Terrace
- Grounds Extending To Approximately 0.4 Acres
- Walking Distance To Altrincham Town Centre
- Spacious Accommodation Approaching 4,700 Sq Ft
- Principal Bedroom With Walk in Dressing Room And En suite
- Beautifully Landscaped With Heated Outdoor Swimming Pool
- Carriage Driveway With Ample Parking And Electric Gates
- Catchment To The Areas Finest Schools

An Exceptionally Spacious Family Residence Set in Approx. 0.4 Acres with Landscaped Gardens and Heated Pool.

Arguably one of the largest homes in the immediate area, this superbly proportioned three-storey family residence offers expansive living space throughout and sits on a beautifully landscaped plot. Featuring generous gardens, a heated swimming pool, and a gated in-and-out driveway, this is a rare opportunity to acquire a truly substantial home in a prime location.

The gas centrally heated and double-glazed accommodation begins with a welcoming entrance porch leading to a spacious hallway. Living space is abundant, including a large formal drawing room, a study, a family room, a formal dining room, and a breakfast kitchen with adjoining breakfast room and separate utility. Completing the ground floor is convenient shower room is ideally placed for use with the pool.

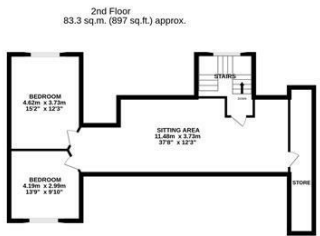
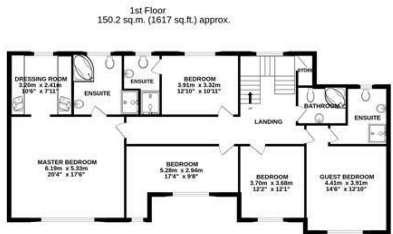
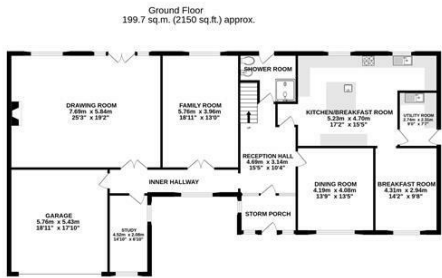
The first floor boasts an impressive principal suite with a vast bedroom, dressing room, and en suite bathroom. There are four further bedrooms on this level, two of which enjoy en suite facilities, alongside a well-appointed family bathroom—making four bathrooms in total.

The top floor features a professionally converted loft offering a generous sitting or entertaining area and two additional bedrooms, ideal for guests, older children, or multi-generational living.

Externally, the property is approached via electronically operated in-and-out gates with a double garage (electric door) and ample forecourt parking. To the rear, the landscaped gardens provide an exceptional setting for outdoor living, with mature planting and a heated swimming pool as standout features.

DIRECTIONS - WA14 4BW

N.B. The appliances at this property have not been tested by ourselves.
Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries and confirm all info independently.



TOTAL FLOOR AREA: 433.3 sq.m. (4663 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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.
Made with Metropix (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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