

BOOTH HOUSE

FOR SALE

6A STANHOPE ROAD
ALTRINCHAM
WA14 3JY



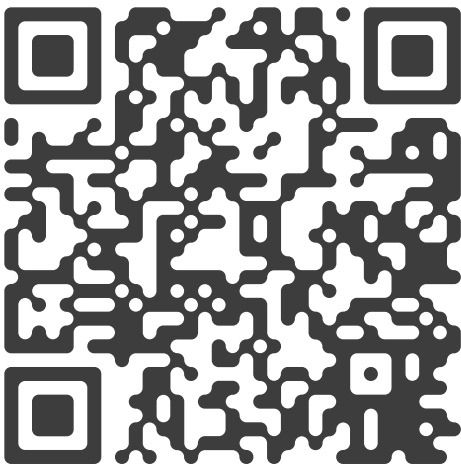
Property Highlights

A stunning five-bedroom property in the Mancunian suburbs.

Prestigious Bowdon Location:	Situated on one of Altrincham's most desirable residential roads.
Detached Family Home:	Substantial five-bedroom property with elegant proportions and high-quality finishes throughout.
Spacious Living Areas:	Multiple reception rooms ideal for entertaining and family life.
Emergency Alert Devices & CCTV Throughout:	Activates the home's security system and informs the emergency services.
Private Landscaped Garden & Driveway:	Providing a tranquil environment with great privacy and ample off-road parking.
Outdoor Entertainment Room:	The perfect retreat for leisure and socialising.
Excellent School Catchment:	Close to many of the North West's top-rated schools.
Convenient Transport Links:	Easy access to Altrincham Interchange, Metrolink and motorway networks (M56/M60).
Close To Amenities:	Minutes from Altrincham town centre's shops, restaurants and cafes.
Green Spaces Nearby:	Proximity to Dunham Massey and Bollin Valley for leisure and outdoor activities.
Prime Investment Opportunity:	Located in a high-value postcode with strong market demand.

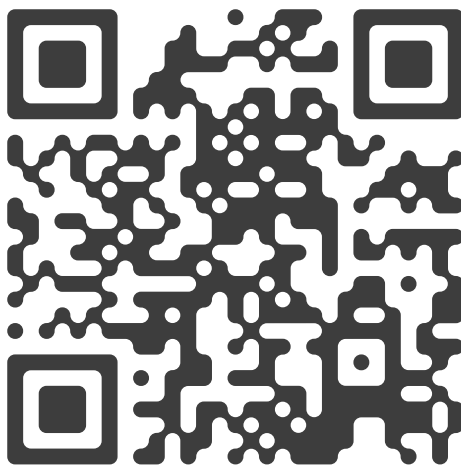
Property Video

Scan QR code or [click here](#) to view.



360 Tour

Scan QR code or [click here](#) to view.





Description

A rare opportunity to acquire Booth House, a beautifully appointed 5 bedroom detached family home nestled on the highly sought-after Stanhope Road – an address synonymous with luxury living in Altrincham’s prestigious Bowdon district.

This exceptional residence blends contemporary sophistication with timeless architectural elegance, offering the perfect balance for modern family life. Booth House showcases sleek modern interiors alongside classic charm, creating a truly distinctive property that exudes both style and substance.

Set behind the private electric gates, the home is approached by a large paved driveway providing ample parking. The property enjoys exceptional privacy, with an extensively landscaped garden professionally designed to complement the refined interior.



FROM ITS GRAND PROPORTIONS TO ITS THOUGHTFULLY CURATED FINISHES, BOOTH HOUSE REPRESENTS A RARE BLEND OF LUXURY, COMFORT, AND PRACTICALITY—AN OUTSTANDING OPPORTUNITY IN ONE OF SOUTH MANCHESTER’S MOST DESIRABLE RESIDENTIAL LOCATIONS.



Ground Floor

Upon entering, the spacious hallway sets the tone for the rest of the home. On the right-hand side, the hallway flows seamlessly into an impressive open-plan kitchen, dining, and informal living area. The contemporary kitchen features a striking central breakfast island, integrated Miele and Neff appliances and warm wooden flooring. This space extends into a relaxed lounge area with full-height glazed windows that open directly onto the patio, creating a perfect indoor-outdoor living experience.



MAIN ENTRANCE



ABOVE: STUDY



ABOVE: FAMILY ROOM

To the left-hand side of the hallway, is a welcoming lounge sitting room, complete with a feature fireplace and a large inset screen, offering direct access to the garden. Behind this, a versatile additional reception room serves perfectly as a home office, playroom, or quiet retreat.

Completing the ground floor is a guest WC, fully equipped utility room and private gym facility. The utility room and gym benefit from a dedicated secondary entrance and hallway.



ABOVE: LOUNGE





LOUNGE

First Floor

The first floor showcases a refined blend of space, comfort and luxury. It features three expansive en-suite bedrooms, each thoughtfully designed with substantial integrated storage and elegant finishes.

The principal suite is a true sanctuary, boasting a private balcony with serene views over the landscaped garden, a bespoke walk-in wardrobe / dressing room, AC and luxuriously appointed bathroom. This indulgent space includes a freestanding bath and a separate walk-in shower.



ABOVE: WALK-IN WARDROBE



ABOVE: MASTER BEDROOM



ABOVE: EN-SUITE







ABOVE: OFFICE

Positioned above the private gym is a luxury wellness suite. Thoughtfully designed to promote relaxation and rejuvenation, the space features a state-of-the-art sauna, steam room and a dedicated cryotherapy zone, bringing spa-level amenities into the comfort of your own home.

In addition, a versatile office is incorporated, providing a quiet and stylish environment for work or study, seamlessly blending wellbeing with productivity.



ABOVE: WELLNESS SUITE

Second Floor

The second floor comprises two well-proportioned bedrooms, each featuring bespoke walk-in wardrobes that combine style with practicality.

These rooms are served by a shared luxury bathroom, elegantly finished with high-end fittings and contemporary design, ensuring comfort and convenience without compromise.





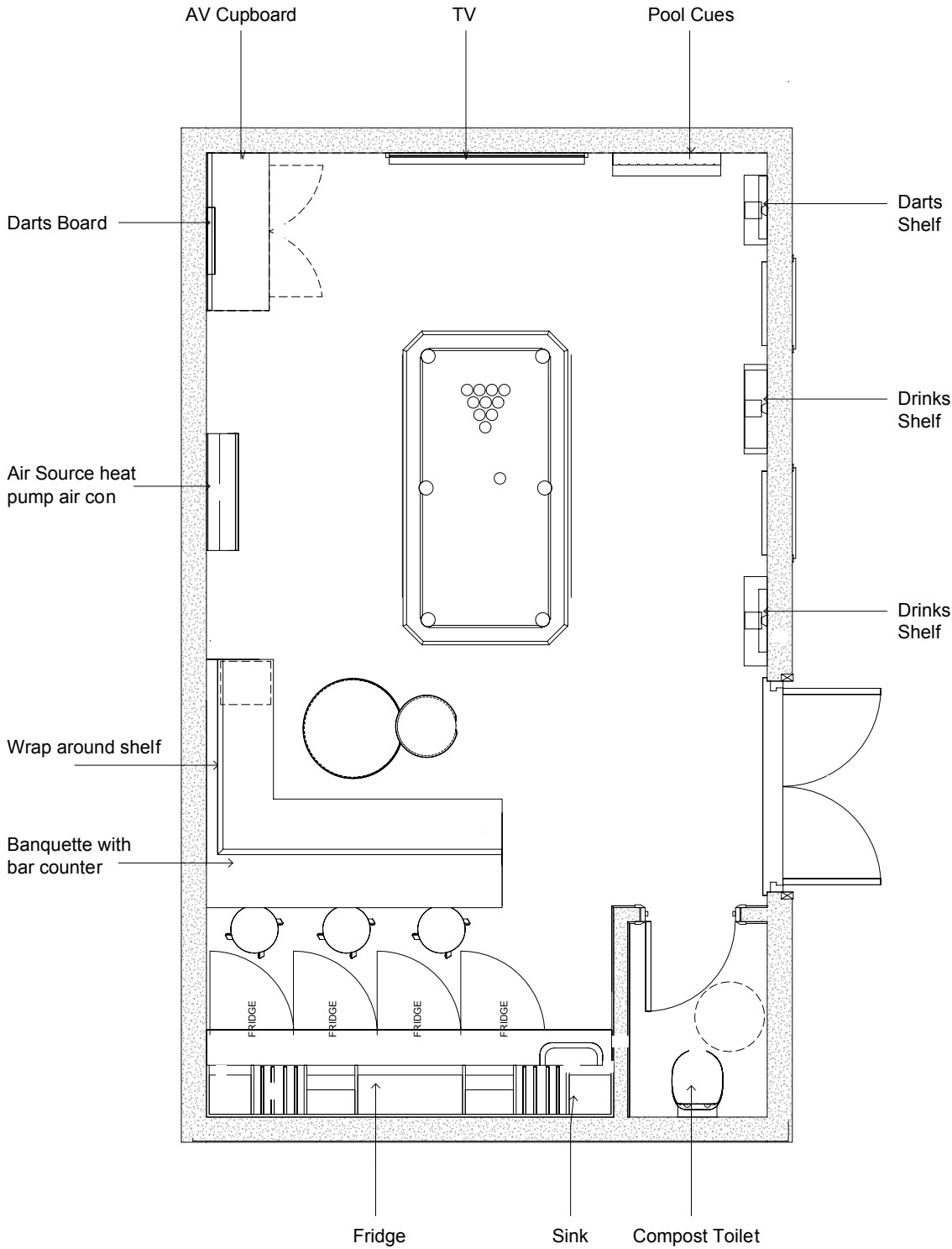
Entertainment Room

Positioned at the rear of the garden, this bespoke entertainment suite offers a stylish and versatile space designed for leisure and socialising, with a bespoke bar creating the perfect setting for relaxed evenings and entertaining.

Whether hosting guests or enjoying quiet downtime, this self-contained retreat serves as a seamless extension of the home's lifestyle offering.



Floorplan





Ground Floor

GROUND FLOOR: 2,120 SQ FT
197 SQ M



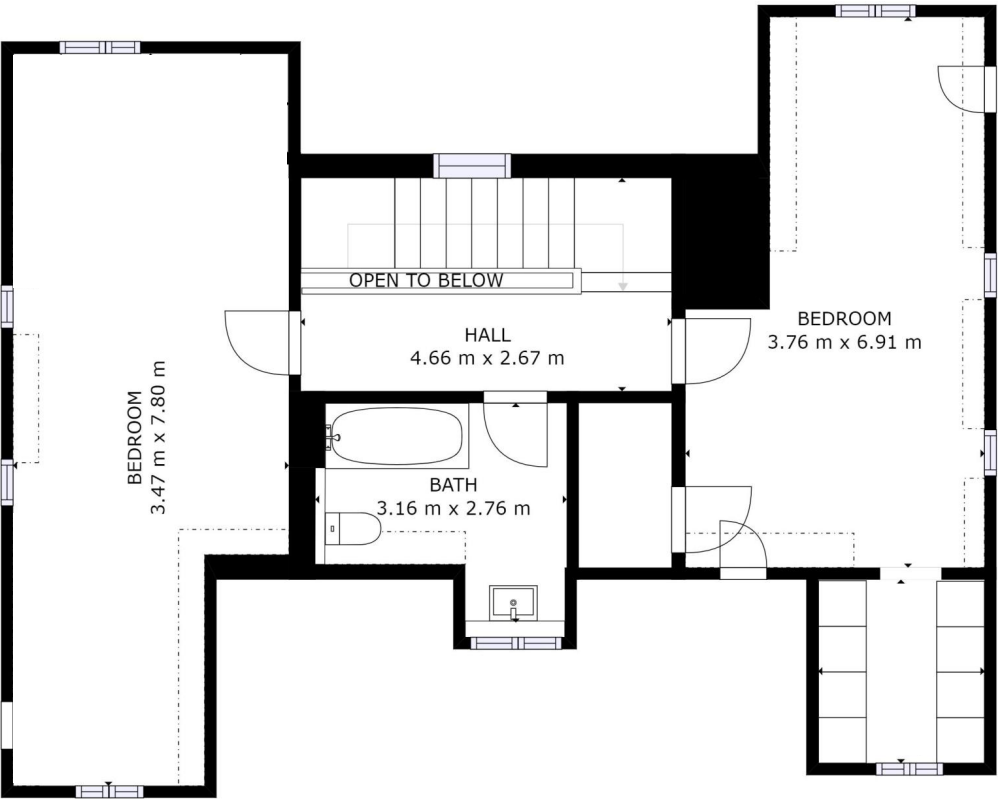
First Floor

FIRST FLOOR: 1,550 SQ FT
144 SQ M



Second Floor

SECOND FLOOR: 807 SQ FT
75 SQ M



Excluded Areas

BALCONY 54 SQ FT / 5 SQ M
REDUCED HEADROOM BELOW 1.5M 151 SQ FT / 14 SQ M

APPROX TOTAL GIA
4,478 SQ FT
416 SQ M



Gallery



ABOVE: SERVER CUPBOARD



ABOVE: CCTV



ABOVE: EMERGENCY ALERT DEVICE



ABOVE: LIGHTING



ABOVE: THERMOSTAT



ABOVE: ALARM



ABOVE: UTILITY



ABOVE: HALLWAY



ABOVE: PATIO

Further Information

COUNCIL TAX BAND

BAND H (LOCAL AUTHORITY: TRAFFORD COUNCIL)

EPC

85 B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pricing

£2,700,000

We look forward to hearing from you.

OBI

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