



TOTAL FLOOR AREA: 9889 sq.ft. (918.71 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Barry Rise | Bowdon  
Offers Over £2,750,000



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Bedrooms 7	Bath 9	Reception 4	Ample Private Parking	Area 9889.00 sq ft	NO CHAIN



- Luxury Detached Property
- Nine Bathrooms
- Gym
- 9889 Sq Ft
- Excellent School Catchments

- Seven Bedrooms
- Cinema Room
- Desirable Location
- Gated And Private
- NO CHAIN

A LUXURIOUS, BESPOKE FINISHED, SUBSTANTIAL PRIVATE RESIDENCE IN THE HEART OF CHESHIRE..... This imposing detached family home consists of over 9,889 square feet of space and offers substantial living and entertaining spaces. Monitored by a comprehensive CCTV system, the property and its grounds are fully gated and secure whilst offering manicured south-west facing gardens and ample gated off street parking including an EV charging point. As you enter the property, you are greeted by a majestic entrance hall leading into a living area to the front of the property. The ground floor of the property has a circular flow, and takes you into an impressive dine-in kitchen with bi-fold doors out to the garden. The kitchen leads into a substantial living/ entertaining space, also fitted with bi-fold doors. This entertaining space leads into a bespoke crafted bar and seating area. The ground floor also benefits from a self-contained annex/ home office with separate external access and an additional WC & cloakroom. The basement of the property houses a home cinema and fully fitted gym with changing room. Leading to the first floor, where an abundance of natural light continues to flow through the house; there are four generous double bedrooms, all with en-suite bathrooms & private dressing rooms. The top floor of the property comprises of a primary bedroom suite, with hand crafted dressing room and en-suite bathroom suite. There are two additional double bedrooms located on the top floor, both with en-suite bathrooms. A unique and bespoke offering, located on one of the most sought after road in Cheshire. EPC Band - C. Council Tax Band- H.

