



Stanhope Road | Bowdon | Altrincham | WA14 3JZ

Offers over £2,500,000



SHEPPARD & CO

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- Truly stunning and meticulously finished family home
- Spacious accommodation approaching 7,000 sq ft
- Contemporary open plan living
- Under floor heating throughout
- Leisure facilities inc pool and gym
- Games room and cinema room
- South facing garden
- High grade CCTV and Security System
- Located on one of Bowdon's most desirable roads
- No Onward Chain

An outstanding residence of remarkable scale and quality, this exceptional family home offers over 6,000 sq ft of accommodation on one of Bowdon's most prestigious roads. The property features five impressive double bedrooms, five luxurious bathrooms, an indoor swimming pool with leisure suite, gymnasium, games room and bar area.

The ground floor opens into a striking entrance hall with vaulted ceiling and adjacent WC. The centrepiece of this level is the magnificent open plan family kitchen, living and dining area, perfectly suited to both everyday family life and entertaining. Further accommodation includes a family room, large games room, study, utility room and a dedicated control room serving the swimming pool complex and leisure suite. The pool room benefits from its own shower room and is complemented by a separate gymnasium with additional WC.

To the first floor is an impressive landing, leading to the principal bedroom suite, complete with a luxurious en suite bathroom, generous walk in wardrobe and adjoining dressing room. A second substantial double bedroom also enjoys an en suite, while the third, and fourth bedrooms both benefit from private en suite facilities.

The top floor comprises a further landing area, a large games room or fifth bedroom, a sixth bedroom with en suite, a home cinema/media room and a dedicated laundry room.

Externally, the property is approached via electronically gated access and offers ample secure parking. To the rear are neatly landscaped, well proportioned gardens providing an excellent degree of privacy. The home is further enhanced by a high grade CCTV and security system, completing this exceptional and rarely available residence.



Ground Floor
333.9 sq.m. (3594 sq.ft.) approx.



19 Stanhope Road
TOTAL FLOOR AREA: 333.9 sq.m. (3594 sq.ft.) 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 for any prospective purchase. 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	73
(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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