



£1,650,000

DESCRIPTION

AH

19 BOWLACRE ROAD SK14 5ES

£1,650,000

A LANDMARK MODERN RESIDENCE OFFERING LUXURY, SPACE AND UNRIVALLED LIFESTYLE FEATURES.

A magnificent five-bedroom detached home offering an exceptional standard of modern living, combining luxury, comfort, and security within extensive private grounds. Built in 2010 to exacting standards, this landmark residence has been impeccably designed to provide the perfect environment for both grand-scale entertaining and relaxed family life.

The property enjoys a stunning open rear aspect overlooking local greenbelt land, with beautifully landscaped gardens extending across an impressive plot.

At the heart of the home is a spectacular suite of leisure facilities, including a private gym, cinema room, and a luxury spa area featuring a sunken Jacuzzi and a heated indoor swimming pool – all with direct access to the rear garden. A striking games room and bar area overlooks the leisure suite through a full-height glass wall, creating a dramatic visual connection between the two spaces.

Accommodation is equally impressive, with five generously proportioned bedrooms, including a lavish principal suite complete with a walk-in dressing room and a beautifully appointed en-suite bathroom. The home also offers multiple reception rooms, a high-specification kitchen, and expansive open-plan living areas designed to flow effortlessly throughout the ground floor.

Security and technology are integral to the home, with a fully integrated Lutron smart home system, video surveillance, and secure gated access with intercom entry providing complete peace of mind.

This is a rare opportunity to acquire a truly outstanding home in one of the North West's most prestigious and sought-after residential locations.

Viewings are essential to fully appreciate the scale, design, and exceptional finish of this superb home.



KEY FEATURES

AH

- Exceptional five-bedroom detached built in 2010
- Extensive landscaped grounds with greenbelt views
- Leisure suite with heated indoor pool and Jacuzzi
- Private gym and cinema room
- Games room/bar with glass wall overlooking the pool
- Principal suite with dressing room and deluxe en-suite
- Multiple reception rooms and open-plan living spaces
- High-specification kitchen ideal for family life
- Advanced security with CCTV, intercom access etc
- Situated in one of the areas most prestigious locations



KEY FEATURES



A landmark five-bedroom home offering luxury, space, and exceptional leisure facilities, including an indoor pool, gym, cinema, and bar. Set in extensive grounds with greenbelt views and finished to the highest standard throughout.



SEE FLOOR PLANS FOR ROOM DIMENSIONS



LOCATION

Gee Cross is a picturesque and historic village on the edge of Hyde in Tameside, offering the perfect blend of countryside charm and everyday convenience. Nestled on the lower slopes of Werneth Low Country Park, the area enjoys stunning panoramic views and easy access to scenic walks and outdoor leisure.

The village itself is home to a selection of independent shops, cafés, and welcoming pubs, along with well-regarded primary schools and excellent transport links to Manchester, Stockport, and beyond via the M67 and nearby train stations.

With its strong sense of community, attractive surroundings, and desirable location, Gee Cross remains one of the area's most sought-after places to live.

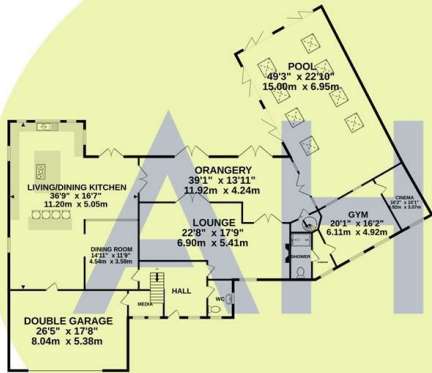




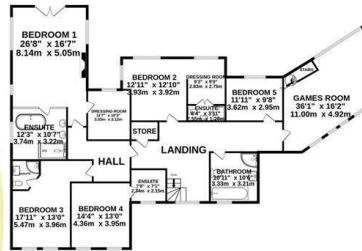
LOWER GROUND FLOOR
251 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR
3902 sq.ft. (358.2 sq.m.) approx.



1ST FLOOR
2405 sq.ft. (223.9 sq.m.) approx.



TOTAL FLOOR AREA : 6718 sq.ft. (624.1 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) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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