JORDAN FISHWICK EXCLUSIVE

South Downs Road | Bowdon

Asking Price £3,500,000

Features

- No Onward Chain
- Stunning Neo-Georgian Style Property
- Open Plan Living Area
- Games Room and Gym
- Sweeping Driveway and Mature Private Gardens
- 0.77 Acres
- Triple Garage
- 6,532 Sqft
- Five Bedroom Six Bathrooms
- Remedial Works Required

Jordan Fishwick Exclusive is delighted to present this exceptional neo-Georgian residence, set on an expansive plot with a grand sweeping driveway, located on one of Bowdon's most prestigious roads and within walking distance of Hale Village.

Upon entry, the ground floor reveals a magnificent reception hall providing access to a formal sitting room, elegant drawing room, private study, cloakroom with W.C., and an impressive open-plan kitchen and living area. The kitchen features a striking sky lantern, flooding the space with natural light, along with a substantial breakfast island. From here there is access to a separate utility room and a rear entrance hall.

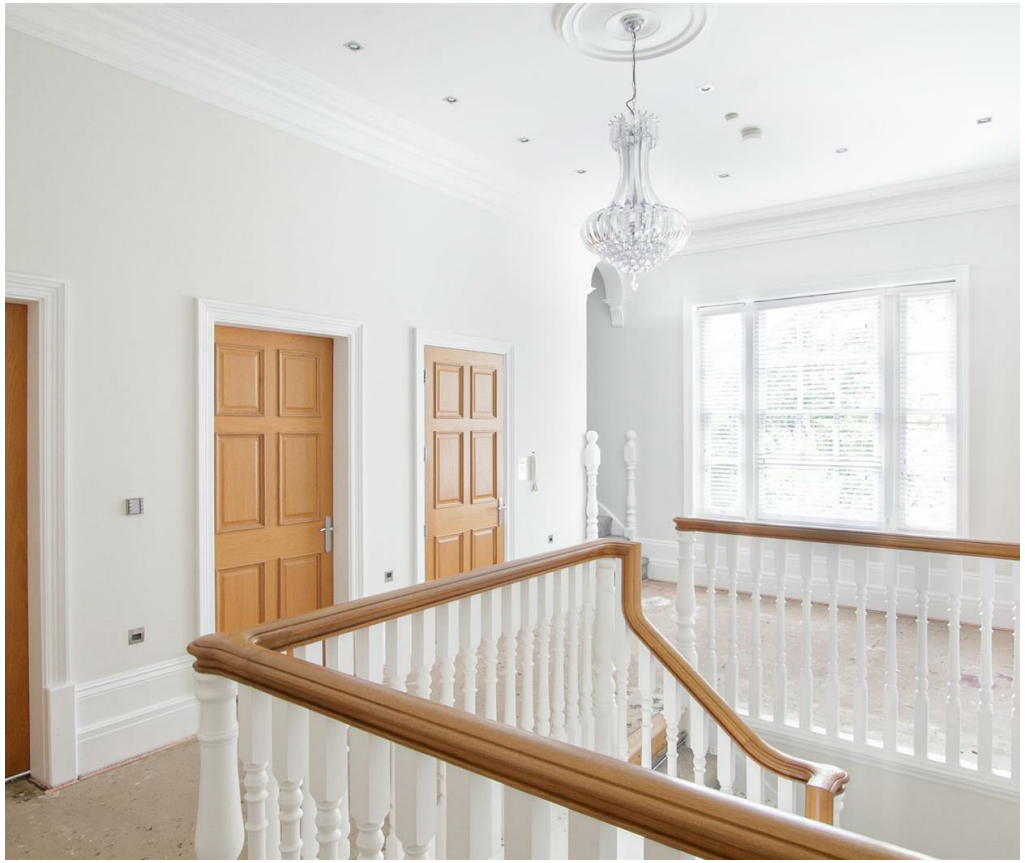
The first floor offers a generous galleried landing leading to four well-appointed bedrooms, each with en-suite facilities. The principal suite further benefits from a dedicated dressing room with fitted wardrobes. A staircase from the landing ascends to the second floor, with a fifth bedroom and en-suite.

General information

- **Tax Band:** H
- **Sqft**: 6532.00 sq ft
- **Plot:** 0.77 acre(s)
- **Bedrooms:** 5
- **Bathrooms:** 6

Externally, the property includes a detached triple garage with a games room and bathroom above, offering potential for use as an independent living space. Additionally, within the front courtyard, there is a separate gym/studio. Ample secure parking is provided via electric gates at the foot of an impressive driveway. The grounds extend to approximately 0.8 acres, featuring a substantial rear garden laid mainly to lawn with mature flower beds, as well as a spacious terrace ideal for alfresco entertaining, benefitting from a desirable southerly aspect. Mature trees line the boundaries, ensuring complete privacy.
The property would benefit from remedial works, and plans have been prepared for a comprehensive renovation and extension, providing an exceptional opportunity to create a truly outstanding 'super prime' residence.

Please contact our Hale office for further details



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TOTAL FLOOR AREA : 6523sq.ft. (606.0 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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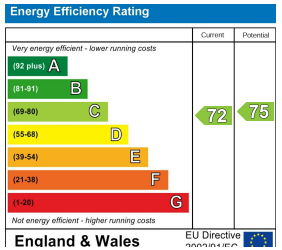

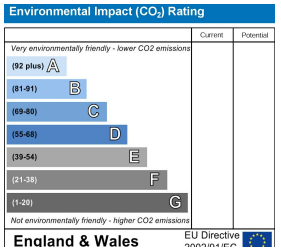

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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