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PROPERTY SALES AND RENTALS

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Sleepyfoot Theobald Road

Bowdon, Altrincham, WA14 3HG



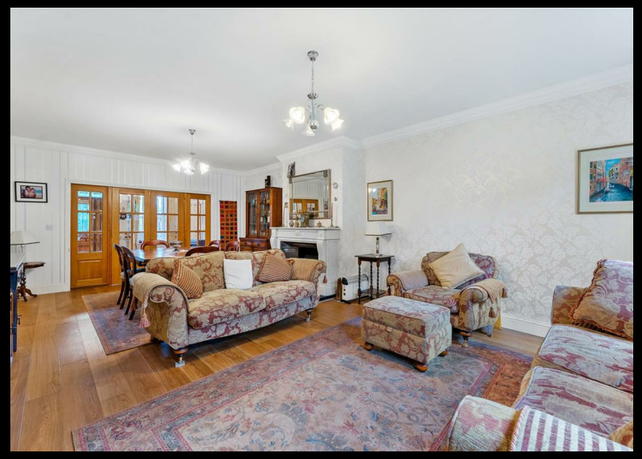


£2,250,000

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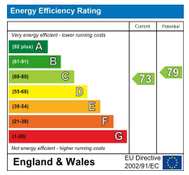
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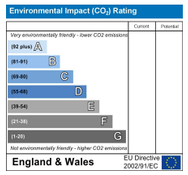
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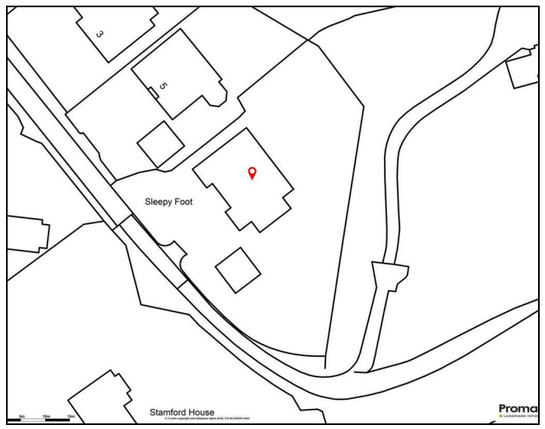
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Find our properties at homemover.org
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energy efficiency

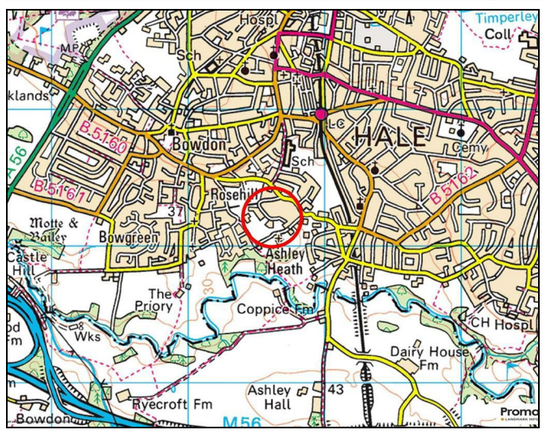
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A SUPERB DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE 0.45 ACRE GARDEN PLOT IN THIS SUPREME LOCATION, PERFECT FOR HALE VILLAGE, ALTRINCHAM, TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS. 6153SQFT

Porch. Hall. Lounge. Living and Dining Room. Family Room. Home Study. Snug. Breakfast Kitchen. Utility. Eight Bedrooms. Six Bath/Shower Rooms. Driveway. Detached Double Garage. Studio or Guest Suite. Stunning Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

An impressive Detached family home constructed by the vendors for their own occupation circa 2007 and standing on a wonderful mature Garden plot extending to approximately 0.45 of an acre.

The position is superb on Theobald Road, a little known, private road just off York Drive and South Downs Road, adjacent to Bowdon Cricket Club and surrounded by substantial properties of similar or greater value.

The location is approximately equidistant to Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

In addition, Bowdon Church Primary School is on the doorstep and of course the property is within catchment of Altrincham Boys' and Girls' Grammar Schools both of which are within walking distance.

The accommodation extends to approximately 6,153 square feet, comprising of the main three storey house at 5,413 square feet, in addition to a substantial Double Garage with a Studio or potential Guest Suite above.

There are Three Reception Rooms to the Ground Floor arranged off an impressive central Hall, in addition to a large Home Study, a cosy Snug, a Breakfast Kitchen and Utility room.

Over the Two Upper Floors are up to Eight Double Bedrooms, served by Six Bath/Shower Rooms.

To the First Floor, there are Four Double Bedrooms served by Four Bath/shower Rooms, including a Principal Bedroom Suite of Bedroom, walk in wardrobe and En Suite, and with a particularly appealing Guest Double Bedroom with a Balcony overlooking the front.

To the Second Floor are Three Further Double Bedrooms, although these top floor rooms could suit a variety of uses, including a home gym, cinema room, games room or children's playroom.

Externally, the property is approached via a gated Driveway, providing extensive Parking, leading to the Detached Double Garage with access to a staircase to the Upper Floor Studio or Guest Suite, also served by a Ground Floor level WC.

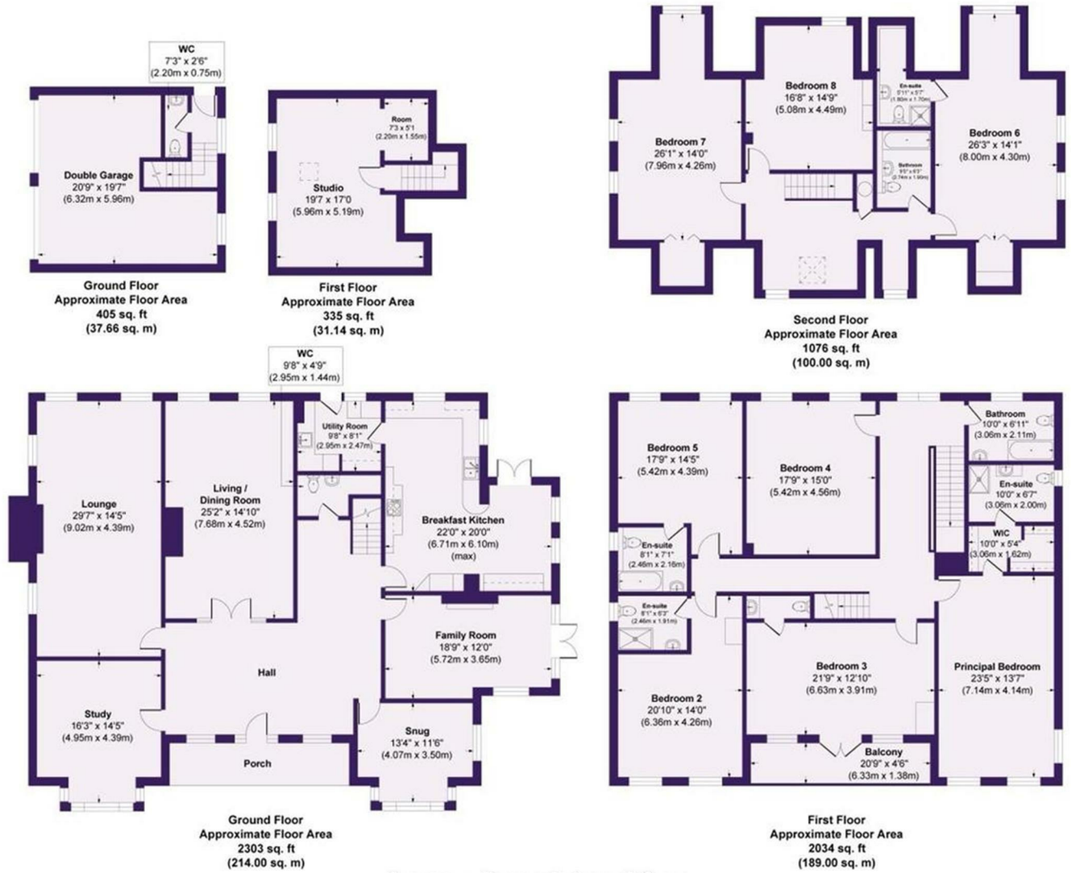
Externally, the Gardens are without doubt the most impressive feature of the property, creating a beautiful setting with large expanses of lawn, enclosed with deep borders with substantial mature trees within the boundaries of this and neighbouring properties, providing superb all year round screening and a delightful aspect from all rooms.

The property is immaculately presented throughout and ready to move into, but does offer the opportunity for an incoming purchaser to reconfigure some of the layouts of the accommodation and upgrade to new specification kitchen and bathroom fittings without the need to extend the property in any way. to create a property of higher value.

Indeed, there are properties within the immediate vicinity that are comfortably valued at anywhere between £3 million and £5 million.

A really impressive family home on a wonderful plot in a superb location and offering some additional potential.

- Freehold
- Council Tax Band H



Approx. Gross Internal Area
Main House - 5413 sq. ft / 503.00 sq. meters
Garage Studio - 740 sq. ft / 68.80 sq. meters
Total - 6153 sq. ft / 571.80 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.