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The Croft Cavendish Road

Bowdon, Altrincham, WA14 2NX



£2,350,000

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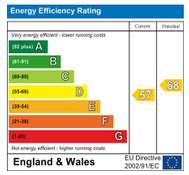
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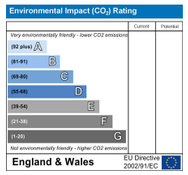
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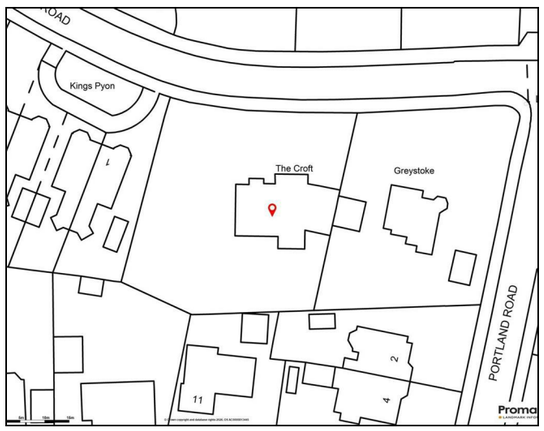
energy efficiency

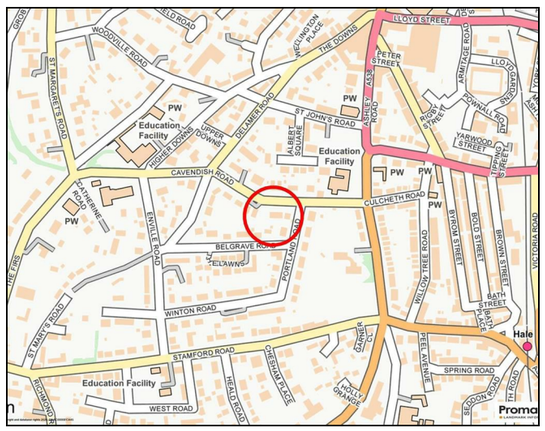
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

AN EXCEPTIONAL ARTS & CRAFTS FAMILY HOME IN ONE OF BOWDON'S MOST PRESTIGIOUS ROADS, SET WITHIN 0.40 ACRES OF BEAUTIFUL PRIVATE SOUTH FACING GARDENS, WITH A WEALTH OF CHARACTER FEATURES AND WITHIN WALKING DISTANCE OF HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND OUTSTANDING SCHOOLS. 5256SQFT

Hall. Cloaks/WC. Lounge. Family Room. Dining Room. Study. Kitchen. Utility. Seven Double Bedrooms. Four Bath/Shower Rooms. Two Driveways. Double Garage. Superb 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

A beautiful Arts & Crafts design Detached Family Home which has been sympathetically extended, updated and improved entirely in keeping with the original character and design of the property and positioned on a wonderful 0.40 acre plot in one of the finest locations in Bowdon, within walking distance of Hale Village with its range of shops, eateries and bars and Altrincham Town Centre's facilities, the Metrolink and the popular Market Quarter.

In addition, the property is within walking distance of both Altrincham Boys & Girls Grammar Schools, as well as local primary and preparatory schools.

The property offers wonderful family accommodation arranged over Three Floors extending to approximately 5250 square feet and has a wealth of character features retained or enhanced with rendered and timbered elevations, exposed beams to the Reception Rooms, and natural wood flooring to much of the ground floor. These features are complemented by high specification traditional style, Kitchen and Bathroom fittings. The Kitchen, En Suite in the Principal Bedroom and the Main Family Bathroom all have the luxury of underfloor heatng.

The accommodation to the Ground Floor is arranged off a spacious Hall with beautiful parquet wood flooring and a spindle balustrade staircase returning through the floors. There is a Cloak Room and Ground Floor WC. Doors lead from the Hall through to Three beautifully proportioned Reception Rooms including a beamed Lounge with inglenook, a formal Dining Room with bay window, a family Living Room with French doors onto the Gardens and conveniently positioned next to the Kitchen. In addition there is a large Study which ideal as a ‘work from home’ space.

The heart of the house is a fantastic 500 square foot Live In Dining Kitchen, again with French doors onto the Gardens and fitted with an extensive range of custom built traditional shaker-style units with a range of integrated appliances and tiled flooring throughout.

Off the Kitchen, there is a large, fitted Utility Room and a rear Hall providing a day-to-day access into the property. From here, there is also access into the Attached Double Garage.

Over the Two Upper Floors are up to Seven Double Bedrooms served by Four Bath/Shower Rooms , featuring a 600 square foot Principal Bedroom Suite of Bedroom, Walk-in Wardrobe and En Suite Shower Room. Two further Bedrooms have large Walk-in Wardrobes and storage space.

The Second Floor Bedrooms provide fantastic space in particular for older teenage children with versatility to use some as the space to provide a games room, gym, playroom or den.

Externally, the property is approached via two Driveways from Cavendish Road, one providing access to the Double Garage and the secondary entrance to the property, and with the other retuning to the main entrance door.

The Gardens to the property are truly beautiful and superbly screened with mature trees making the property virtually unseen from the road and with the principal garden area laid to a substantial expanse of lawn with a direct south facing aspect, views of which can be enjoyed from all the Principal Rooms. Mature screening provides fantastic all year-round privacy.

This beautiful Garden setting completes a most impressive Family Home offering space, charm and character in abundance, in a First Class location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 5256 sq. ft / 488.29 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.