



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 7 Langham Road

Bowdon, Altrincham, WA14 2HT



£2,000,000

[www.watersons.net](http://www.watersons.net)

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National Association of Estate Agents



#### HALE OFFICE:

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622

Email: [hale@watersons.net](mailto:hale@watersons.net)

#### SALE OFFICE:

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355

Email: [sale@watersons.net](mailto:sale@watersons.net)

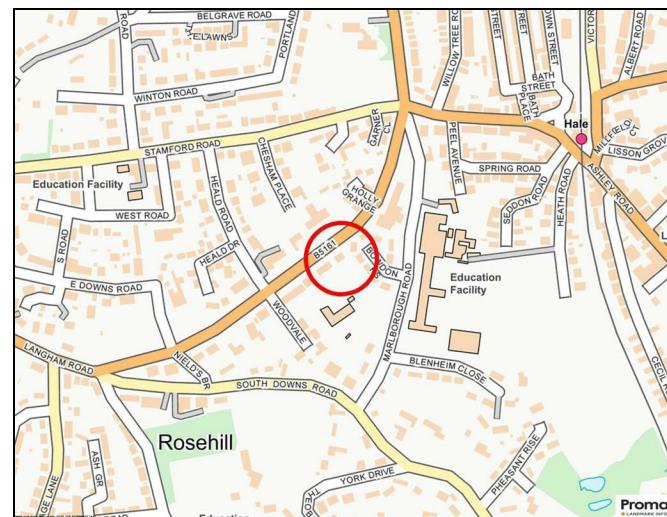
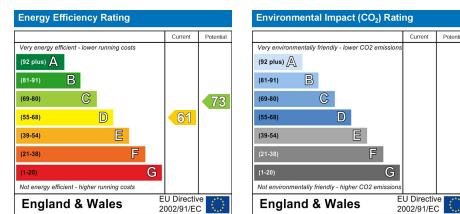


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## energy efficiency

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



# overview

A MAGNIFICENT, DETACHED FAMILY HOME STANDING ON A BEAUTIFUL, MATURE 0.33 ACRE GARDEN PLOT, SUPERBLY PROPORTIONED AND STYLISHLY PRESENTED THROUGHOUT, LOCATED ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 4551sqft

Hall. 400sqft Living and Dining Room. Home Study. 500sqft Live In Breakfast Kitchen. 450sqft Family Room. Cloaks/WC. Utility. Four Double Bedrooms. Four Bath/Shower Rooms. Gated Driveway. Garage. Stunning 0.33 acre Garden plot with Garden Room.



# in detail

An impressive Detached family home enjoying a superb location within a moments walk of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink are also within walking distance. In addition. Altrincham Boys and Girls Grammar Schools are also on the doorstep.

The property enjoys fantastic family accommodation arranged over Three Floors extending to approximately 4500 square feet and sits on a beautiful mature garden plot of 0.33 of an acre, being South facing to the rear.

The accommodation is arranged with both practical family living and entertaining in mind.

To the Ground Floor a spacious Hall leads through to a 400 square foot Living and Dining Room enjoying wonderful garden views. A spacious Home Study is positioned to the front of the property. There is a 500 square foot Live in Breakfast Kitchen with has a front aspect, doors onto the rear garden and is fitted with an extensive range of Tom Howely custom built units with Gaggenau appliances, including a Falcon range cooker.

From the Kitchen there is access to the fantastic Family Room which really is the heart of the household extending to approximately 450 square feet with windows and French doors enjoying aspect to and giving access to the gardens with a vaulted glazed roof providing an abundance of natural light into this area making it a wonderful space for day to day family living and entertaining. There is an upper level library area too!

Also to the Ground Floor is a Cloakroom, WC and Utility Room which leads through into the Integral Garage.

Over the Two Upper Floors there are Four Double Bedrooms served by Four Bath/Shower Room facilities, two being En Suite. There is a particularly impressive Principal Bedroom Suite that extends to over 700 square feet providing a magnificent Bedroom with vaulted ceiling and French doors onto a Juliet balcony onto the rear garden, extensive fitted Dressing Room, high specification and spacious En Suite Bathroom with freestanding tub, copper bath and large wet room style shower area, above which is a Mezzanine Gym.

To the Top Floor, there is a fantastic Bedroom positioned in the eaves of the property with En Suite facilities, extensive under eaves storage and French doors to a Juliet balcony overlooking the garden.

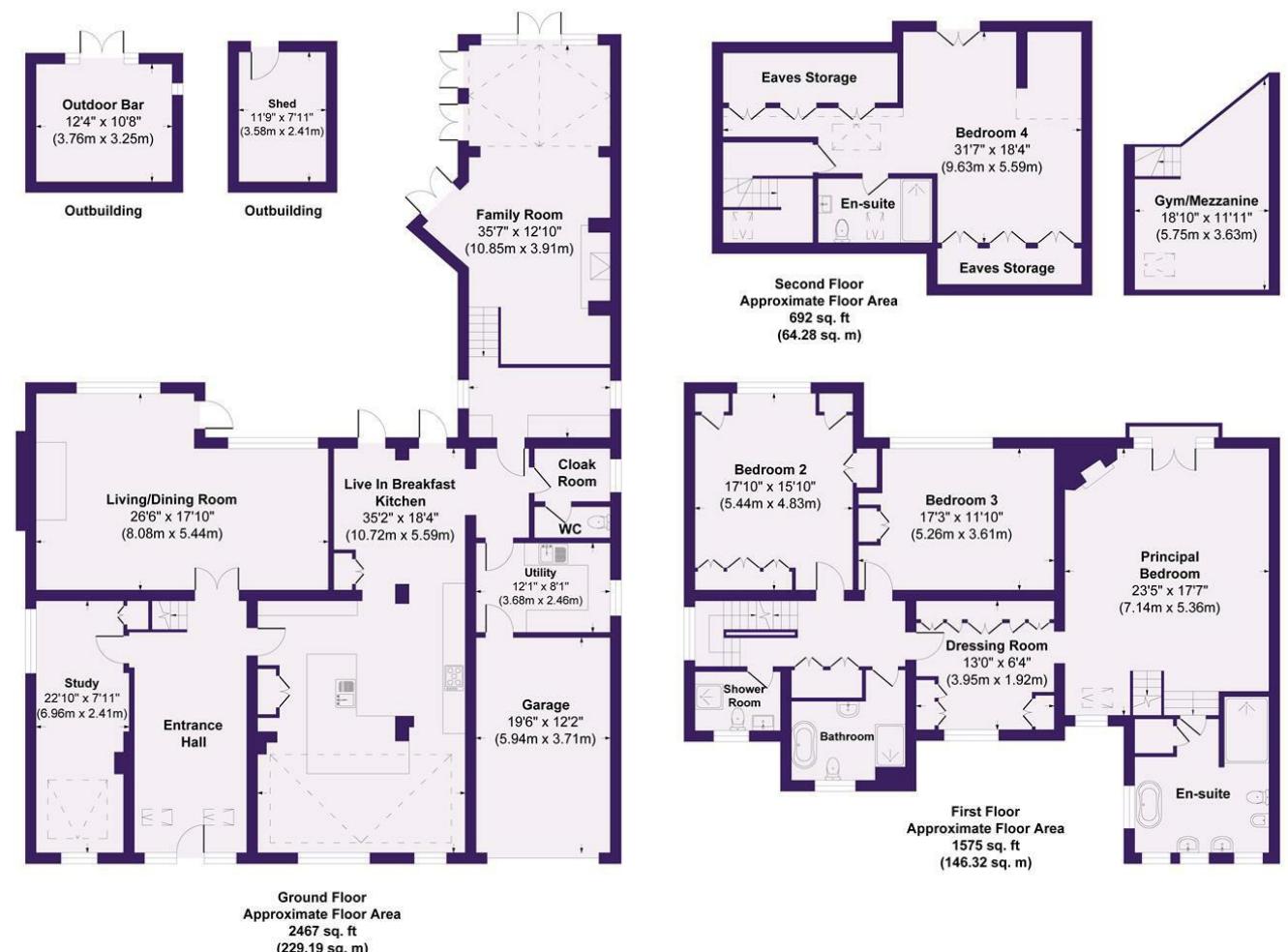
Externally, the property is approached by a remote control gated entrance which when closed provides enormous privacy to the front of the property and leads to an extensive Driveway and Parking area for a large number of vehicles in turn leading to the attached Garage.

The Garden to the rear is a really magnificent feature with a substantial stone paved patio terrace returning across and back of the house with steps down to a beautifully maintained lawn Garden with stocked borders with a wide variety of trees and plants providing a beautiful outlook and extensive all year round screening.

To the far end of the main lawn is a separate "secret garden" housing a gardeners shed and substantial summer house, affectionately known as "The Phoenix" fitted out as a bar and games room. This, together with an adjacent fire pit with outdoor seating and lighting and an outdoor kitchen area forms a secluded spot, ideal for all year round entertaining.

This wonderful outside space really does complete this truly magnificent family home in this supremely convenient location.

- Freehold
- Council Tax Band G



**Approx. Gross Internal Area 4551 sq. ft / 422.79 sq. meters (Excluding Outbuildings)**  
Whilst 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 shown.