



6 CONSORT PLACE | BOWDON

OFFERS IN THE REGION OF £1,750,000

A beautifully presented Victorian style house constructed by Crosby Homes circa 1994 and forming part of a prestigious gated development of just eight detached houses. Exceptional landscaped grounds exceeding one third of an acre with secluded south westerly facing rear gardens. Approximately 3,450 sqft (320 sqm). The accommodation briefly comprises, covered porch, entrance hall, cloakroom/WC, study, sitting room with feature fireplace, conservatory, dining room, stunning open plan living/dining kitchen, utility room, primary bedroom with dressing area and en suite bathroom/WC, guest bedroom with en suite shower room/WC and three further double bedrooms, all with built-in wardrobes and family bathroom/WC. Gas fired central heating, pressurised hot water system and double glazing. Block paved driveway and integral double garage. Highly sought after private location and tree lined setting.

POSTCODE: WA14 2SH

DESCRIPTION

Constructed by Crosby Homes circa 1994, this detached residence is one of just eight individually designed homes, set well back from the carriageway behind impressive wrought iron gates and approached via a sweeping tree-lined communal driveway. Consort Place is positioned just off Green Walk, widely regarded as the most exclusive residential address within the prestigious Bowdon area and represents a rare opportunity to acquire a distinguished home in one of the locality's highly sought-after and discreet settings.

The accommodation is beautifully presented throughout and includes an elegant reception hall that immediately conveys the home's refined character, whilst providing access to the principal reception rooms. Positioned off the hall is a well appointed cloakroom/WC together with a study which may prove invaluable for those who choose to work from home. The superb sitting room is generously proportioned with the focal point of a marble fireplace surround and double opening glazed doors lead into a charming conservatory with picturesque views across the landscaped gardens. In addition, French windows open directly onto the paved rear terrace, creating a seamless transition between the interior living space and outdoor entertaining areas. A separate dining room provides an excellent setting for formal hosting and the magnificent open-plan living/dining kitchen is expertly designed to combine practicality with understated luxury. The kitchen itself is impeccably appointed with an extensive range of bespoke hand-painted in-frame Shaker-style cabinetry complemented by quartz work-surfaces and premium integrated appliances from Neff and Liebherr. A substantial matching central island incorporates additional preparation space, whilst bi-folding windows open directly onto the paved rear terrace to further enhance the connection with the alfresco dining areas. Adjoining the kitchen is a well-equipped utility room with additional storage and appliance space alongside access to the integral garage.

At first floor level the primary suite comprises immensely spacious double bedroom, dedicated dressing area with built-in wardrobes and sumptuous bathroom/WC with premium fittings by Duravit and Hansgrohe. The en suite also features a separate shower enclosure together with a corner whirlpool bath. A further double bedroom benefits from its own stylish en suite shower room/WC and three additional double bedrooms are all well-proportioned and served by a luxurious family bathroom/WC fitted with high quality sanitary ware by Duravit. Furthermore, each of the bedrooms have built-in wardrobes.

Gas fired central heating has been installed in conjunction with a pressurised hot water system and double glazing throughout.

The property is set within mature grounds extending to in excess of one third of an acre, offering a high degree of privacy and a wonderfully established setting. To the rear, there is a stone paved terrace which is ideal for entertaining during the summer months with steps leading down to an expanse of well-maintained lawn. The gardens enjoy a high degree of privacy and are framed by a variety of mature trees, importantly with a south-westerly aspect to enjoy the sunshine throughout the day and into the evening.

Bowdon has long been regarded as one of the area's most sought-after residential locations, renowned for its mature and leafy surroundings. The shopping centre of Altrincham lies less than one mile distance and includes the highly popular Market Hall, home to a variety of independent retailers and informal dining establishments. Altrincham Metrolink station provides regular commuter services into Manchester, whilst the property is also ideally positioned for access to the surrounding motorway network. Approximately one mile to the east is the fashionable village of Hale, offering an excellent selection of restaurants, wine bars and boutique shops. The area is particularly well regarded for its educational facilities, with Altrincham Grammar School for Girls nearby, alongside Altrincham Grammar School for Boys, Loreto Grammar School and St Ambrose College, in addition to a number of highly regarded primary and preparatory schools.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Leaded effect double glazed/panelled hardwood front door. Recessed LED lighting.

ENTRANCE HALL

15'6" x 10'3" (4.72m x 3.12m)

Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. Opaque timber framed double glazed window to the front. Ceiling rose. Cornice. Dado rail. Cupboard radiator.

CLOAKROOM/WC

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Opaque timber framed double glazed window to the front. Tiled floor. Partially tiled walls. Recessed LED lighting. Coved cornice. Radiator.

STUDY

11'2" x 6'10" (3.40m x 2.08m)

Timber framed double glazed window to the front. Ceiling rose. Cornice. Radiator.

SITTING ROOM

21'4" x 6'4" (6.50m x 1.93m)

Marble fireplace surround with coal effect/living flame gas fire set upon a stone hearth. Timber framed double glazed bay window to the rear. Two wall light points. Two ceiling roses. Cornice. Covered radiator. Radiator. Timber framed double glazed doors set with matching side screens to:

CONSERVATORY

12'8" x 10'5" (3.86m x 3.18m)

Brick to the lower section, timber framed and double glazed beneath a transparent roof with pleated roof blinds. Wood flooring. French windows to the rear terrace. Radiator.

DINING ROOM

13'9" x 13'5" (4.19m x 4.09m)

Timber framed double glazed windows to side and rear. Herringbone flooring. Two wall light points. Ceiling rose. Cornice. Dado rail. Radiator.

LIVING/DINING KITCHEN

30' x 24'6" (9.14m x 7.47m)

Planned to incorporate:

LIVING AREA

Contemporary recessed fireplace with living flame gas fire. Two timber framed double glazed windows to the side. Tiled floor. Cornice. Vertical radiator.

DINING AREA

Double glazed hardwood bi-folding windows to the paved rear terrace. Three timber framed double glazed windows to the side. Three Velux windows. Tiled floor. Radiator.

KITCHEN

Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and under-mount 1 1/2 bowl stainless steel sink with professional style mixer tap and instant boiling water tap. Matching central island. Integrated NEFF appliances include an electric fan oven/grill, fan oven/steam oven, microwave/oven/grill, warming drawer, four zone induction hob with quartz splash-back and chimney cooker hood above and dishwasher. Liebherr larder fridge and larder freezer. Caple wine/drinks cooler. Timber framed double glazed window to the front. Tiled floor. Recessed low-voltage lighting. Cornice. Vertical stainless steel radiator.



UTILITY ROOM

8'2" x 6'11" (2.49m x 2.11m)

With the continuation of the kitchen base units beneath granite effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Timber framed double glazed window to the side. Tiled floor. Recessed LED lighting. Coved cornice.

FIRST FLOOR

LANDING

Linen closet with shelving and housing the pressurised hot water cylinder. Turned spindle balustrade. Timber framed double glazed window to the side. Cornice. Dado rail. Radiator.

BEDROOM ONE

30'6" x 20'3" (9.30m x 6.17m)

Timber framed double glazed windows to the front, side and rear. Coved cornice. Two radiators.

DRESSING AREA

With an eight door range of built-in wardrobes containing hanging rails and shelving. Recessed LED lighting. Radiator.

EN SUITE BATHROOM/WC

9'7" x 8'7" (2.92m x 2.62m)

White/chrome corner whirlpool bath with wall mounted mixer tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Corner enclosure with marble effect panelled walls and thermostatic rain shower plus handheld attachment and body jets. Illuminated mirror fronted cabinet. Opaque timber framed double glazed window to the rear. Tiled floor. Tiled walls. Recessed low-voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

16'1" x 12'7" (4.90m x 3.84m)

With a four door range of built-in wardrobes containing hanging rails and shelving. Timber framed double glazed window to the rear. Cornice. Radiator.

SHOWER ROOM/WC

7'9" x 7'7" (2.36m x 2.31m)

White/chrome wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Tiled corner enclosure with thermostatic rain shower plus handheld attachment. Illuminated mirror fronted cabinet. Opaque timber framed window to the front. Tiled walls and floor. Recessed low-voltage lighting. Shaver point. Extractor fan. Chrome heated towel rail/radiator.

BEDROOM THREE

13'9" x 10'10" (4.19m x 3.30m)

With built-in wardrobe containing hanging rail and shelving. Timber framed double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FOUR

12'4" x 9'10" (3.76m x 3.00m)

With built-in wardrobe containing hanging rail and shelving. Timber framed double glazed window to the front. Coved cornice. Radiator.

BEDROOM FIVE

12'5" x 8'10" (3.78m x 2.69m)

With built-in wardrobe containing hanging rail and shelving. Timber framed double glazed window to the rear. Coved cornice. Radiator.

FAMILY BATHROOM/WC

10" x 7'11" (3.05m x 2.41m)

White/chrome panelled bath with mixer and shower tap, wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Tiled corner enclosure with thermostatic rain shower plus handheld attachment. Illuminated mirror. Opaque timber framed double glazed window to the front. Tiled walls. Wood effect tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail/radiator.

OUTSIDE

INTEGRAL DOUBLE GARAGE

20'11" x 17'3" (6.38m x 5.26m)

Remotely operated up and over door. Wall mounted gas central heating boiler. PVCu double glazed/panelled door to the rear. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

SERVICE CHARGE

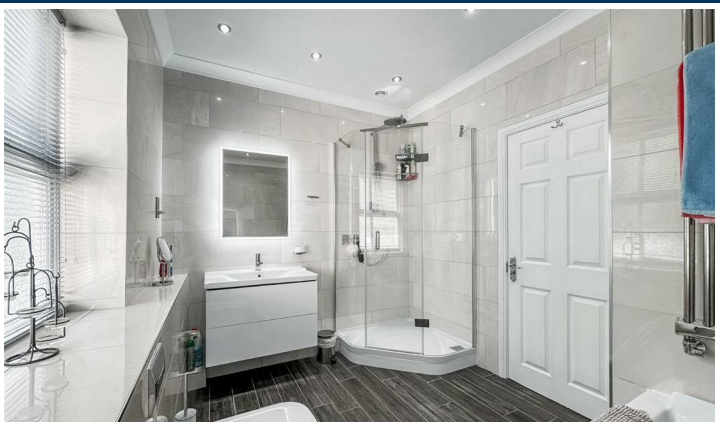
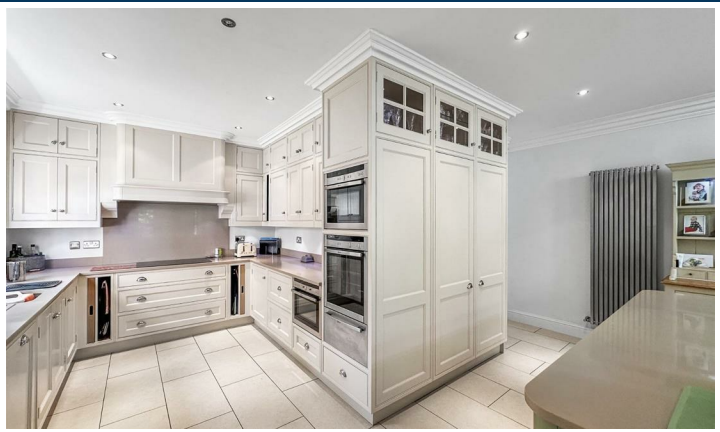
Although not subject to a monthly service charge, the community is jointly responsible for the development's remotely operated gates, cameras and communal gardens. Certain residents manage the specific requirements and share the costs accordingly between the eight properties.

COUNCIL TAX

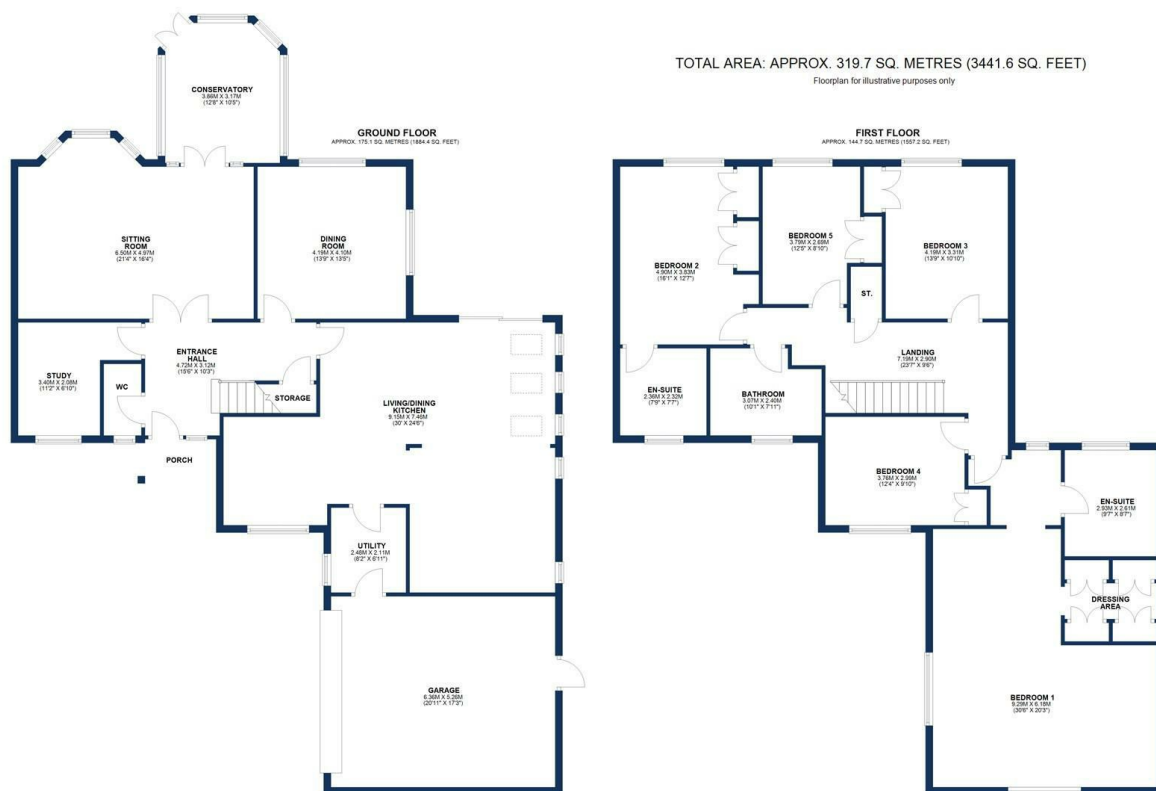
Band H.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM