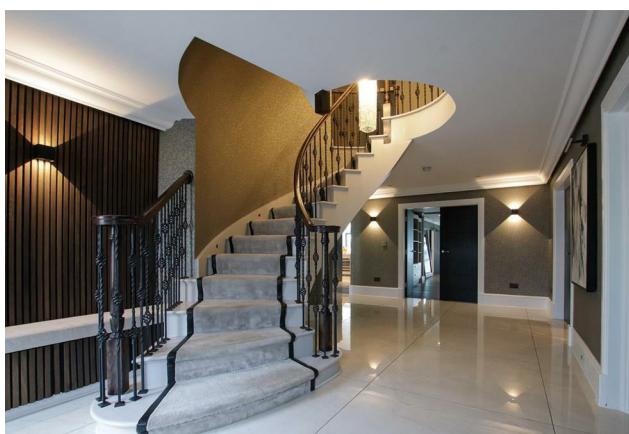




## Features

- No Chain
- Immaculately Presented Detached Family Home
- Leisure Facilities Including Swimming Pool, Gym and Games Room
- Underfloor Heating Throughout
- Open Plan Living
- Secure Gated Parking
- South Facing Garden
- Six Bedrooms
- Freehold



An opulent home of immense proportions and exacting standards, this truly exceptional residence boasts five magnificent double bedrooms, five luxurious bathrooms, indoor swimming pool, gym and games room/ bar area. Spanning over 6,000 square foot of accommodation on a prestigious road in Bowdon. A lavish home that must be viewed to fully appreciate the size, specification and position of this sensational family home.

Briefly the ground floor provides an entrance hall with vaulted ceiling and downstairs W.C adjacent, the focal point of the ground floor is a magnificent family kitchen living diner with a family room, large games room and study. There is also a utility room and a control room for the swimming pool complex with leisure suite. The pool room is complemented by its own shower room and separate gymnasium with an additional W.C.



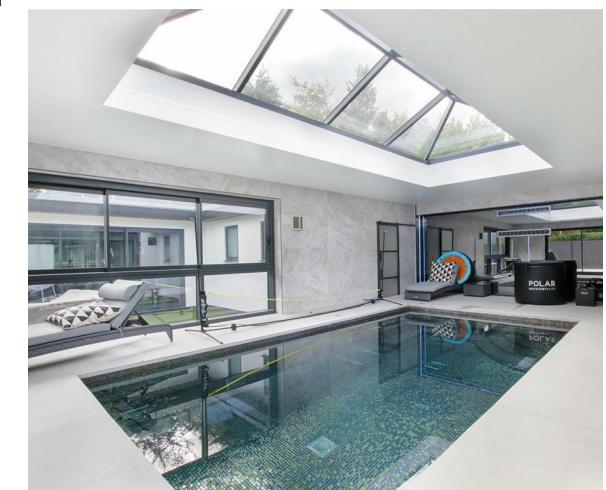
At first floor level there is a galleried landing, main bedroom suite, with en-suite, a large walk-in wardrobe, and an adjacent dressing room. There is a second substantial bedroom with en-suite, and also a third and fourth bedroom, both with en-suites.

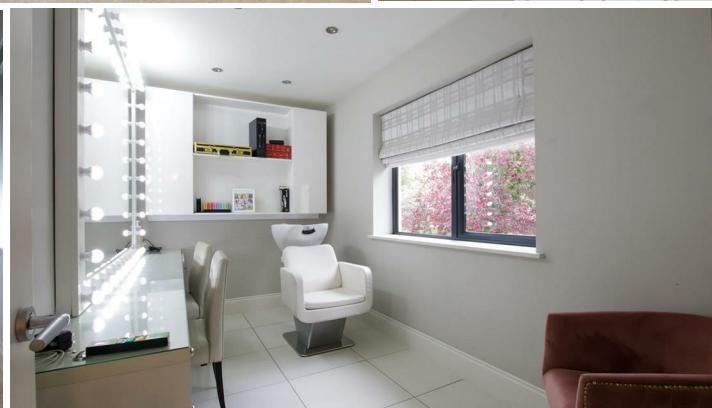
At top floor level is a landing area, a games room/bedroom five and a sixth bedroom with en-suite. Completing this floor is a home cinema/media room and a laundry room.

Externally there is ample parking facilities and an electronically gated entrance, as well as. neat well proportioned gardens to the rear. The property further benefits from high grade CCTV and security systems.

## General information

- Tax Band: H
- Sqft: 6792.00 sq ft
- Plot: 0.24 acre(s)
- Bedrooms: 6
- Bathrooms: 5
- Postcode: WA14 3JZ









19 STANHOPE ROAD

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 inaccuracy. The floorplan is for illustrative purposes only and should not be used as facts 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive	



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