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PROPERTY SALES AND RENTALS

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8 Theobald Road

Bowdon, Altrincham, WA14 3HG

£2,000,000

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

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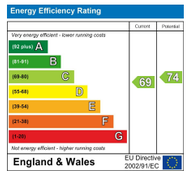
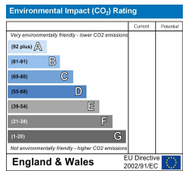
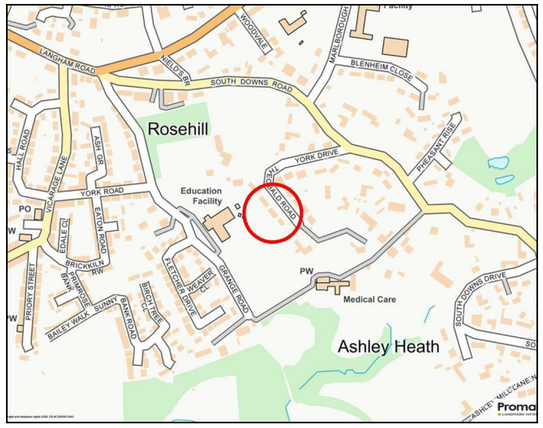
energy efficiency

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







overview

AN EXCEPTIONAL DETACHED FAMILY HOME ON ONE OF BOWDON'S MOST SOUGHT AFTER PRIVATE ROADS, STANDING ON A 0.30 ACRE SOUTH-WESTERLY GARDEN AND OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION THROUGHOUT.

Hall. 500sqft Lounge. Study. 800sqft Open Plan Live in Dining Kitchen. Utility. WC. Fi Five Double Bedrooms. Four Bath/Shower Rooms. Driveway. Double Garage. 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 exceptional Detached property occupying a prime position on a 0.30 acre Garden plot on one of Bowdon's most prestigious private roads. Well appointed throughout, the property offers elegantly proportioned accommodation extending to approximately 5000 square feet.

The property is ideally located within easy reach 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. In addition to excellent local schools including Altrincham Boys' and Girls' Grammar Schools, Bowdon Church and The Bollin Primary School.

A naturally light and bright house with a desirable South Westerly aspect to the rear across playing fields, the accommodation is arranged around a magnificent Reception Hall which creates an impressive first impression upon arrival.

The Ground Floor provides a superb balance of formal and informal living space. A stunning 500 square foot Lounge with two sets of French doors to the gardens and centred around a contemporary Evonic feature fireplace, offers an elegant setting for entertaining and relaxation.

The heart of the home is undoubtedly the 800 square foot Open Plan Live In Dining Kitchen, complete with a further Evonic fireplace, also with garden aspect and access.

A separate Study provides an ideal home working environment, whilst a Guest WC, Cloakroom and Utility Room complete the Ground Floor Accommodation.

To the First Floor, a spacious Galleried Landing serves Five generously sized Double Bedrooms and Four Bath/Shower Rooms.

The magnificent 650 square foot Principal Suite benefits from a Dressing Room with extensive fitting furniture and an En Suite Bathroom. Three further Bedrooms enjoy their own En Suite facilities. Bedroom Two features sliding doors opening onto a balcony with delightful views across the rear gardens.

A well appointed Family Bathroom and substantial linen storage cupboard complete the first-floor accommodation.

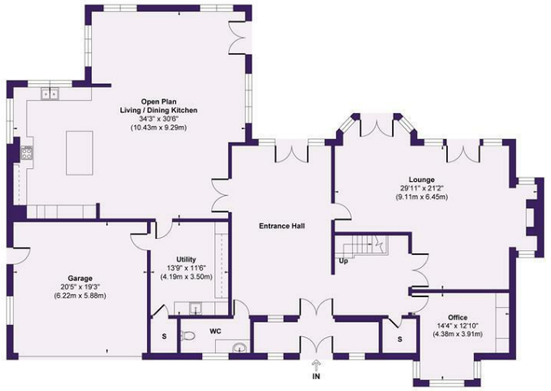
Externally, the property enjoys a discreet and private position behind secure electric gates. A generous Driveway provides extensive off road Parking and leads to the Integral Double Garage.

The superb South West facing gardens are a particular feature of the property, offering an exceptional degree of privacy and seclusion. Predominantly laid to lawn and complemented by mature planting, established borders screening, the gardens provide a wonderful backdrop to the house.

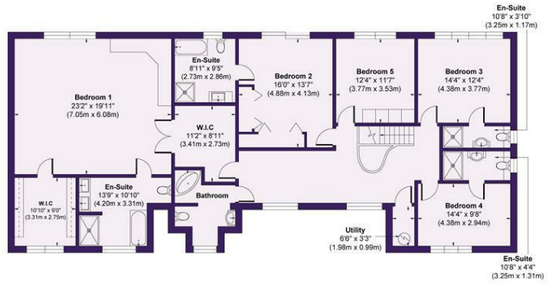
A raised decked terrace immediately to the rear creates the perfect space for al fresco dining, entertaining and enjoying the afternoon and evening sun.

A fabulous family sized home in a desirable location.

- Freehold
- Council Tax Band



Ground Floor
Approximate Floor Area
2885 sq.ft
(268.06 sq.m)



First Floor
Approximate Floor Area
2044 sq.ft
(189.91 sq.m)

Approx. Gross Internal Floor Area 4929 sq. ft / 457.97 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.