



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Highgate, 22 East Downs Road Bowdon, Altrincham, Cheshire, WA14 2LQ



£2,500,000

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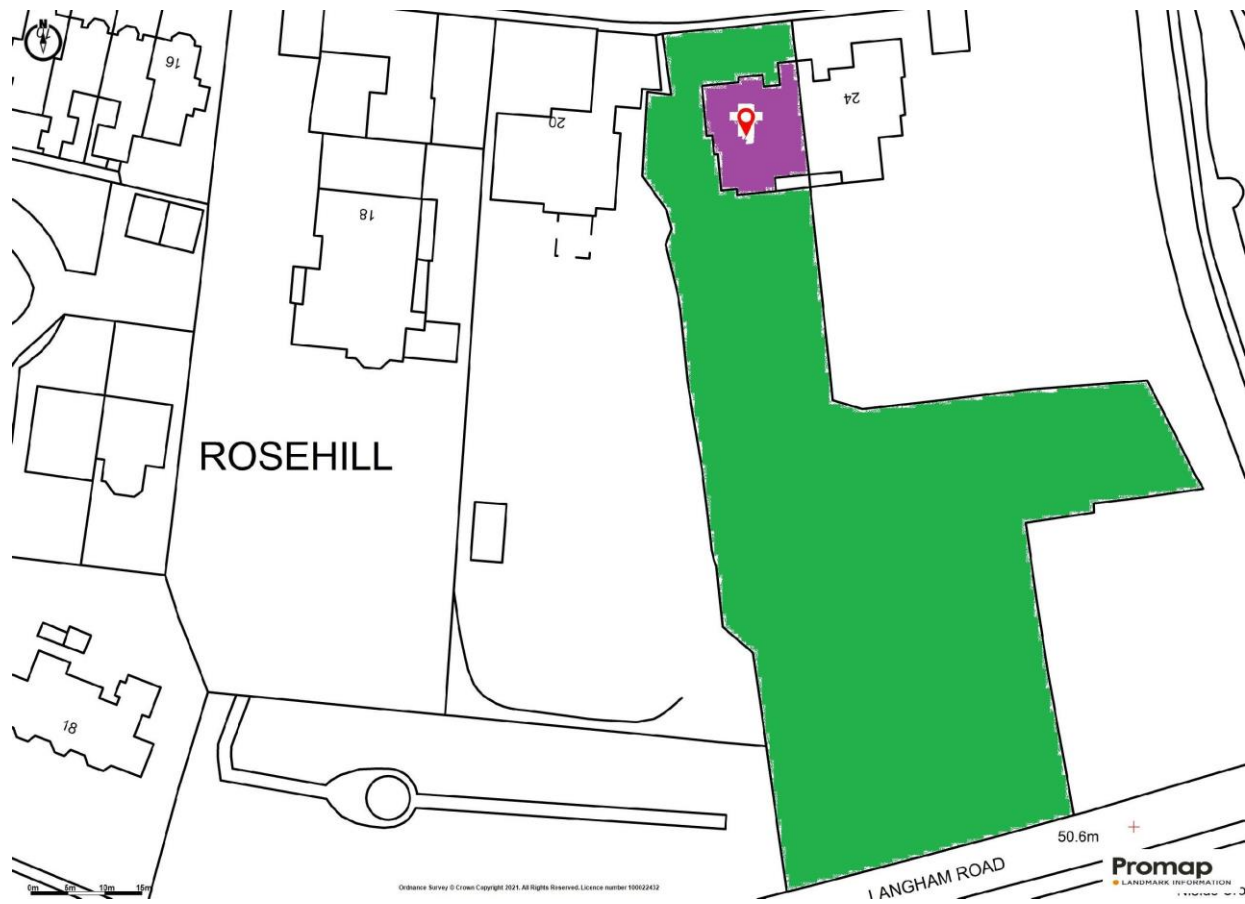
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energy efficiency

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

location



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.

overview

A BEAUTIFUL EARLY VICTORIAN FAMILY HOME ON A MAGNIFICENT 1 ACRE GARDEN PLOT WITH TENNIS COURT IN THE HEART OF OLD BOWDON. 5500 SQFT.

Porch. Hall. Cloaks/WC. Four Reception Areas. Dining Kitchen. Utility. Five/Six bedrooms. Four Bath/Shower Rooms. Full footprint Cellars. Gated Driveway. Amazing Gardens. Garden Room. Awesome!



For further information or to arrange a viewing of this property please do not hesitate to contact our
Hale Office on **0161 941 6633** or via **hale@watersons.net**

in detail

Without a doubt one of the most impressive Period family homes in Bowdon, located on East Downs Road, regarded as the finest address in the heart of Old Bowdon and standing on a truly unique and wonderful plot, extending to approximately one acre incorporating a full sized Tennis Court, formal lawned Gardens, an orchard and a recently completed Garden Room.

This really does create a quite unique and tranquil setting, befitting of the status of the house.

Set behind a Gated Entrance the house has wonderful family accommodation arranged over Four Floors extending to approximately 5500 square feet including full footprint Basements with generous 9ft ceiling heights offering potential to convert into additional living space, subject to any necessary consents.

The property is beautifully appointed throughout with high specification Kitchen and Bathroom fittings, a wealth of period features retained or enhanced to include intricate 12ft high Egg and Dart corniced ceilings and frieze work, leaded stained glass windows, floor to ceiling sash windows in Principal Rooms, some of which are shuttered, heavy panelled internal doors, exposed floorboards, extensive traditional style, custom made carpentry and wardrobes to the Bedrooms, some beautiful original fireplaces, cast iron Victorian style radiators, and an impressive spindle balustrade staircase rising through the floors.

The accommodation is well balanced and provides Four Reception Areas to the Ground Floor including a Family Room connecting directly into the Dining Kitchen providing an ideal Open Plan day to day informal Family Living Space. Three Rooms having French doors giving access to both the main South facing Gardens to the rear and a Courtyard Garden to the front.

The Kitchen is fitted with a range of hand painted finish traditional wood fronted units with marble worktops over arrange around a central Island unit incorporating a double sink unit and breakfast bar. Freestanding appliances which maybe available to the incoming purchaser, subject to negotiation, including a Rangemaster stainless steel cooker with double ovens, induction hob over and extractor fan, Gaggenau ladder fridge and freezer units with wine cooler. Integrated dishwasher.

Fitted Utility Room with matching range of units to that of the Kitchen with space for a washing machine and dryer.

Over the Two Upper Floors are Five Double Bedrooms, in addition to a Home Study/Bedroom Six, served by Four superbly appointed Bath/Shower Rooms with branded fittings by C.P. Hart, Two being En Suite.

The Principal Bedroom Suite configuration is flexible and currently provides and Bedroom and adjacent Dressing Room and En Suite.

Externally, the property is approached via a remote control operated Gated Entrance to a gravelled Driveway providing extensive Parking for a large number of vehicles. From here there is access into the house both via the main entrance but also through the walled Courtyard Garden into the Dining Kitchen.

The Gardens are without doubt the most stunning feature with a raised, stone paved terrace and steps leading from the Lounge and Sitting Room to a lawned Garden area with maturely stocked borders.

Original, wide stone steps lead down to tiered formal lawns, from here there is a beautiful aspect across the Gardens with a mature backdrop of trees.

Within the middle section there is the full sized Tennis Court with adjacent viewing patio for enjoying a home Wimbledon tournament!

The lower Garden area is laid out to an orchard set among long grasses and within this area is the Garden Room which is designed to create an occasional Guest Suite/Teenagers Den or indeed Home Office, and is well appointed with plumbing, heating, a kitchen area and WC.

It is hard to imagine any finer Garden setting within Bowdon, and as such we expect this property to attract a significant degree of interest.

