



Jordan fishwick

APSLEY GROVE, BOWDON, ALTRINCHAM, WA14 3AH

£1,695,000

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A STUNNING EXAMPLE OF AN 1851 GRAND DETACHED BOWDON VILLA. RESPLENDENTLY MARRYING LATE GEORGIAN, WITH EARLY VICTORIAN ARCHITECTURE ON A PRIVATE AND QUIANT ROAD. Sitting in a quiet cul-de-sac of Bowdon, this unique property lies within a short walk of the desirable Hale village and close by to the ever-busy Altrincham town centre with Metrolink services. It also sits within an excellent school catchment area containing leading institutions such as the Altrincham Grammar Schools, whilst being on the doorstep of the urban motorway network, its international airport and outstanding sporting facilities. Retaining many of the fine original features combined with improvements such as a new kitchen, bathrooms and being tastefully decorated throughout the property is thoroughly well maintained and has been upgraded over the years. Offering beautifully proportioned accommodation spread not only over three floors but in addition at lower ground floor level are a suite of large cellar rooms ideal for conversion to enhance the overall living area. The House comprises of an entrance hallway, a classic drawing room, separate lounge, additional drawing room / Study, refitted kitchen and breakfasting room, South facing Conservatory, Utility and downstairs WC. At first floor level leading from a split level landing is a master bedroom with en-suite, along with two other good sized double bedrooms and a family bathroom with two further bedrooms at second floor level. Externally, the gardens to the front are laid out in the fashion of Capability Brown while the extensive lawned gardens that wrap round to the side, enjoy a lovely westerly direction and include a beautiful Summer House. There is also a brick built detached garage with bin and log store to the rear and a private patio area. A driveway with ample parking for three cars and solid wood gates at the entrance.

Ground Floor

Reception Hall 8.9 x 1.18 (29'2" x 3'10")

A beautiful and spacious entrance hall, with stunning period features including hard wood entrance door with stain glass inserts, decorative archway and corning, a spindle balustrade staircase rising through the floors, Beautiful Portuguese classic Moleano beige tiles with underfloor heating.

Drawing Room 7.02 x 4.24 (23'0" x 13'11")

A quite stunning Drawing room with full height original sash bay windows to the front aspect, two windows to the side aspect. Original wood fire with marble hearth and surround. Central ceiling pendant, ceiling corning and radiator with stylish Victorian style cover.

Kitchen/Dining 5.8 x 4.6 (19'0" x 15'1")

Comprising of Poggenpohl design Kitchen with eye and base level units with black marble worktops, Fitted with Gaggenau five ring gas hob, extractor hood above and tiled splash back, double electric fan oven, fridge freezer, Miele dishwasher and breakfast island with ample storage. Tiled flooring with underfloor heating and patio doors leading to the rear garden.

Sitting Room 5.4 x 3.8 (17'9" x 12'6")

Sitting room with patio doors to the rear aspect of the property, a range of comprehensive storage units, radiator and Victorian style cover.

Dining Room / Office 3.9 x 3.8 (12'10" x 12'6")

Reception room to the front aspect of the property with full height sash windows Bevelled and stripped solid hard wood flooring, radiator with Victorian style cover and ceiling corning.

Conservatory 6.5 x 2.4 (21'4" x 7'10")

South facing double glazed conservatory with automated opening skylights, tiled flooring, decorative metal bracing, radiator and door opening on to the rear patio.

Utility Room/ WC 3 x 2.4 (9'10" x 7'10")

Original Sash window to the rear aspect with original sliding shutters, continued beautiful Portuguese classic Moleano beige tiles with under floor heating. Low level WC, hand basin and comprehensive range of fitted units for storage, space for a washing machine and split stable style door with glass inserts.

First Floor

Master Bedroom 5.8 x 4.27 (19'0" x 14'0")

A hugely spacious master bedroom with dual aspect original windows, decorative ceiling corning and radiator with Victorian style cover over.

En-suite 2.7 x 1.7 (8'10" x 5'7")

En-suite Bathroom with an original window to the front aspect, corner shower, low level WC and hand basin, heated towel rail and spot lights.

Bedroom Two 4.5 x 3.1 (14'9" x 10'2")

Another spacious double bedroom with original sash window to the front aspect, decorative ceiling corning and ample storage in way of built in wardrobes.

Bedroom Three 4.01 x 3.8 (13'2" x 12'6")

Spacious double bedroom. Original sash window to the rear aspect of the property with a comprehensive range of built in wardrobes, decorative ceiling corning and wardrobes.

Bathroom 3.04 x 2.4 (10'0" x 7'10")

A beautifully Mizu fitted family bathroom with double glazed Victorian style etched window to the rear aspect, free standing bath and stylish corner waterfall shower, low level WC and hand basin. Underfloor heating with wood effect floor tiles.

Second Floor

Bedroom Four 4.8 x 3.1 (15'9" x 10'2")

Sash windows to the rear aspect with a range comprehensive units and wardrobes along one side of the room, radiator and spotlights.

Bedroom Five 2.58 x 3.18 (8'6" x 10'5")

The smallest bedroom and still a good sized double, window to the rear aspect, radiator and central ceiling pendant.

Cellars

Lobby 3.1 x 1.8 (10'2" x 5'11")

Original stone flooring, with large purpose built sport equipment and boot storage unit.

Main Chamber 7.04 x 4.03 (23'1" x 13'3")

Large main chamber with original stone flooring and dual aspect cellar well windows and storage for the boiler and radiator.

Wine Cellar 3.1 x 1.8 (10'2" x 5'11")

Concrete floor with fitted wine storage units, this room offers the optimum temperature to humidity for best storage and ageing of the wine.

Chamber Two 4 x 3.6 (13'1" x 11'10")

Original stone flooring with original butchers stone, cellar well window and ample storage.

Sub Floor Access 4.2 x 2.9 (13'9" x 9'6")

Ample storage to offer.

Externally

External inspection offers an expanse of garden and space to all aspects of the property. A large private lawned area to the side of the property with an Amdega summer house, child's playhouse, mature shrubs and borders, beautiful box hedging to the front of the property in keeping with the period. Driveway offers parking for a number of cars in addition to the single garage, shed storage and log store. The rear of the property offers a Victorian arbour and extensive patio. This property will make the idyllic family home!



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