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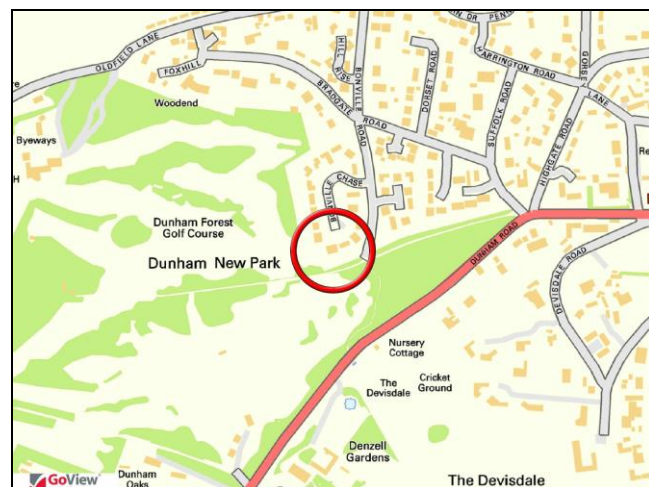


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. At the traffic lights, proceed straight across into Stamford Road. At the top of Stamford Road, turn right just past The Griffin and The Stamford Arms Pubs into The Firs. Continue along The Firs and take the second left turning into St Margarets Road. At the end of St Margarets Road, turn left onto the main A56 Dunham Road. Take the third right turning into Bradgate Road. Turn left into Bonville Road, first right into Bonville Chase and the property will be found at the head of the cul de sac.



# 9 Bonville Chase Altrincham, Cheshire, WA14 4QA

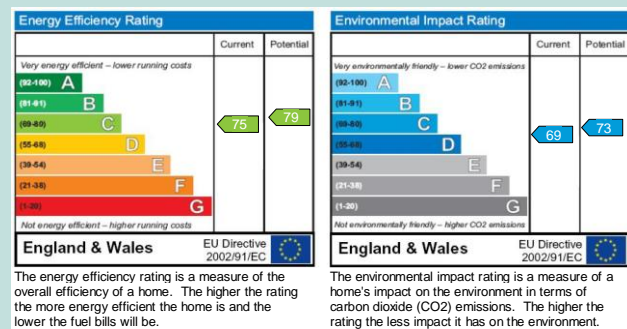


**A BEAUTIFULLY PROPORTIONED AND APPOINTED DETACHED ON A LOVELY MATURE 0.36 ACRE GARDEN PLOT BACKING ON TO DUNHAM FOREST GOLF COURSE. 3517sqft.**

Porch. Hall. Three Receptions. Live In Breakfast Kitchen. Utility. Five Bedrooms. Three Baths/Showers. Study. Garage.

# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



“ *A wonderful family home of generous proportions, inside and out* ”

**Offers Over: £1,250,000**

**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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



A beautifully appointed, substantially updated, extended and improved modern Detached family home, situated on a 0.36 acre plot at the head of this peaceful cul-de-sac just off Bradgate Road in Altrincham and backing onto Dunham Forest Golf Club.

The property offers beautifully proportioned family accommodation arranged over Two Floors extending to approximately 3500 sq ft providing effectively Three Reception Rooms to the Ground Floor, including a wonderful Orangery extension with bi-fold doors onto the Garden and these rooms are in addition to a superbly proportioned Live In Breakfast Kitchen.



The property has been superbly appointed throughout with high specification internal fixtures and fittings including, Amtico and Kardean flooring within the Hall and Live In Kitchen, an Oakleigh Cabinets oak Kitchen with Miele appliances, branded bathroom fittings by Hansgrohe, custom made Home Study furniture, again by Oakleigh Cabinets and extensive LED lighting.

To the First Floor are Five Double Bedrooms served by Three well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom. In addition to these rooms there is a substantial Open Plan Home Study Area, also ideal as a homework space.

The Gardens to the property are without doubt one of the most attractive features with the substantial plot, with the large rear Garden enjoying a mature backdrop of trees providing excellent all year round screening and privacy and delightful outlooks from all Principal Rooms.

The accommodation comprises:

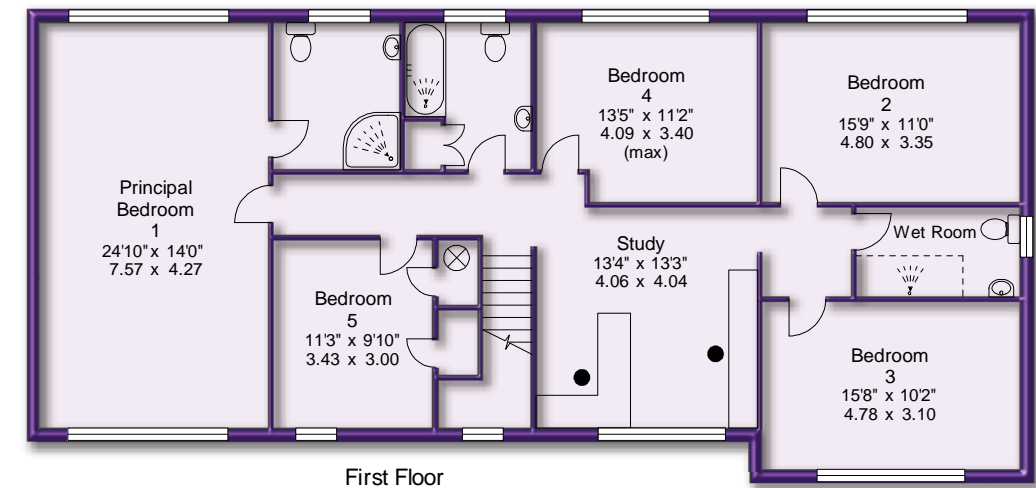
Enclosed Entrance Porch. Hall with staircase to the First Floor and cloaks cupboard beneath.

Ground Floor WC, well appointed with a contemporary Porcelanosa suite in white with chrome fittings.

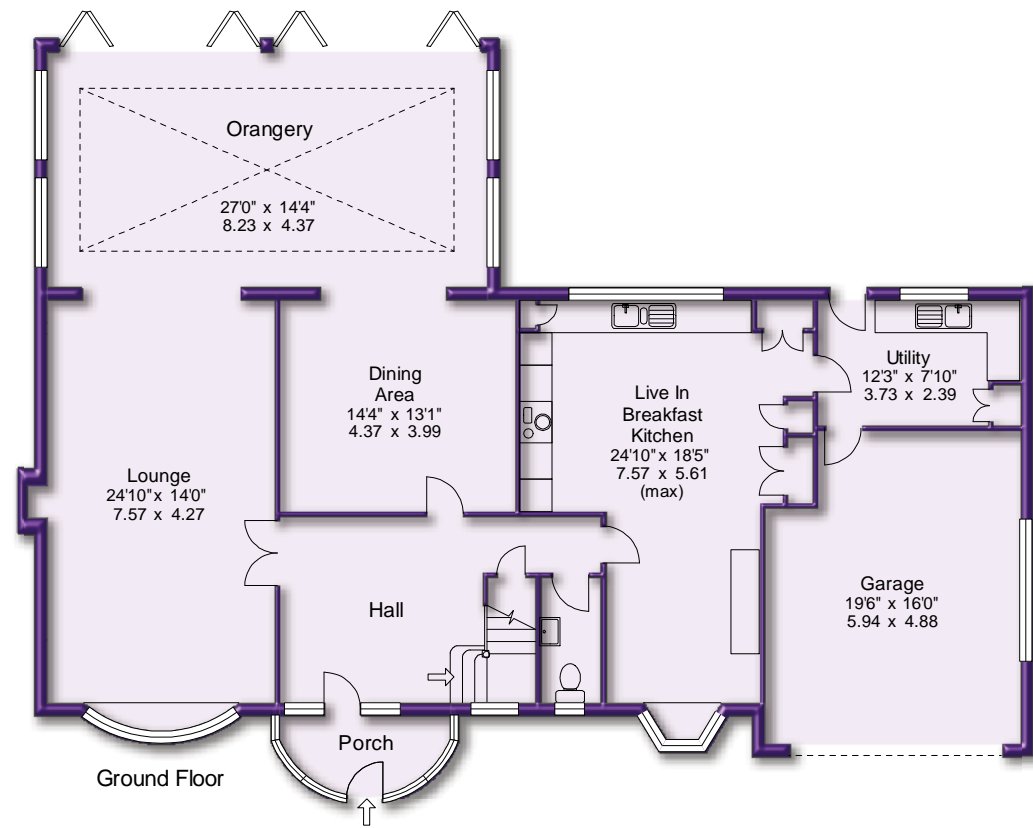
Spacious Lounge, accessed via double doors from the Hall with a bay window to the front and with a limestone fireplace surround with a Handol solid fuel wood burning stove fire.

The Lounge is entirely Open Plan to the wonderful 350 sq ft Orangery extension with windows to three sides, in addition to the vaulted atrium roof providing an abundance of natural light and with two sets of bi-fold doors giving access to and enjoying a delightful aspect of the beautiful Gardens. There is limestone flooring throughout with continues into the Open Plan Dining Area, also accessed directly via the Hall.

Live In Breakfast Kitchen. A bright through room with windows overlooking the front and rear Gardens and extensively equipped with a range of oak units by Oakleigh cabinets with silestone worktops over and integrated Miele appliances to include two pyrolytic fan ovens, steam oven, combination microwave, induction hob with remote control extractor fan, dishwasher. Integrated Liebherr fridge unit. Substantial larder style unit.



Approx Gross Floor Area = 3517 Sq. Feet  
= 326.03 Sq. Metres



A door leads through to the Utility Room fitted with a matching range of units to that of the Kitchen with granite worktops over and a door leads to the Garden. Space and plumbing for a washing machine and dryer. Access to the Garage.

First Floor Landing, opening into to substantial Home Office space with custom built desking, cabinets, storage and filing drawers.

Principal Bedroom One, a superbly proportioned through room with windows to the front and rear served by an En Suite Shower Room fitted with a contemporary suite in white with chrome fittings and enclosed shower with multi jet shower system and drench shower head.



# in detail

Bedroom Two, positioned to the rear and Bedroom Three positioned to the front share a Wet Room Shower Room with a white suite with chrome fittings and open shower area with drench shower head.



Bedroom Four overlooking the rear and Bedroom Five to the front with built in cupboard and storage are served by the Family Bathroom, again well appointed with a white Porcelanosa suite with chrome fittings, providing a double ended bath with shower over and mirror fronted, custom built toiletry and linen cupboard.



Externally, the front of the property is approached via a granite block paved Driveway providing extensive off street Parking for a large number of vehicles and in turn leads to the Integral Garage with remote control operated entrance door and also housing the boiler.

The property enjoys a deep Garden frontage rendering the property to be well set back from the road which is profusely stocked providing a delightful outlook to the front.

The rear Garden is a wonderful feature with wide path and patio areas returning across the whole of the back of the house with deep lawned Garden beyond, and particularly deep maturely stocked borders of shrubs, bushes, trees and plants enclosed with tall hedging and screening and with a backdrop of substantial trees within the boundaries of this and neighbouring properties providing a most attractive outlook and extreme privacy. The backdrop is literally onto the fairways of Dunham Forest Golf Course and indeed there are delightful country walks towards Dunham Park across the Golf Course.

