



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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21 East Downs Road  
Bowdon, Altrincham, Cheshire, WA14 2LG



£1,750,000

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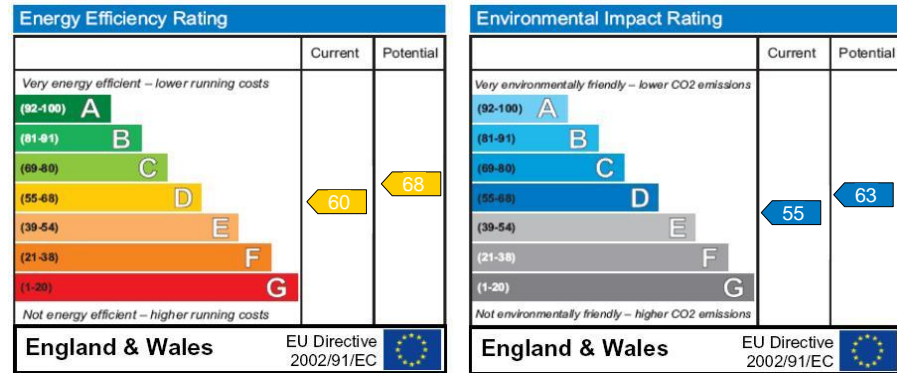






# energy efficiency

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

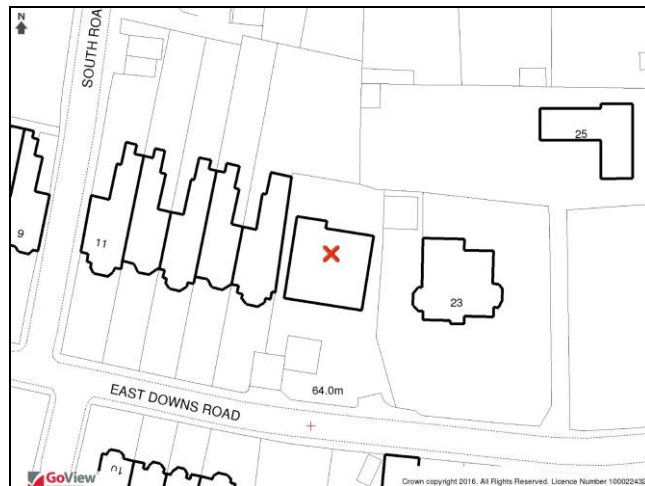
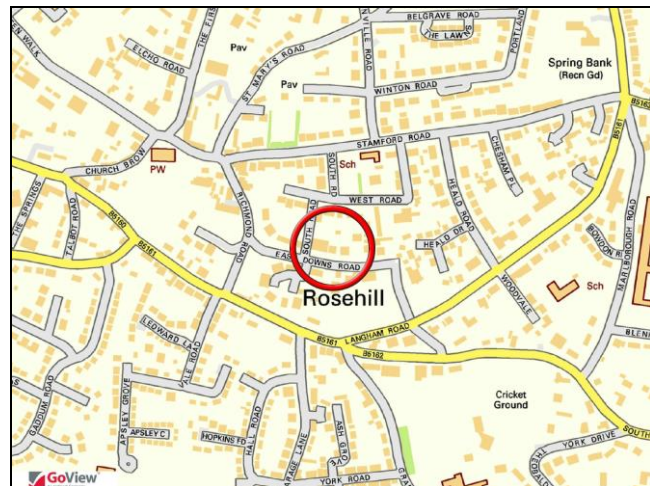
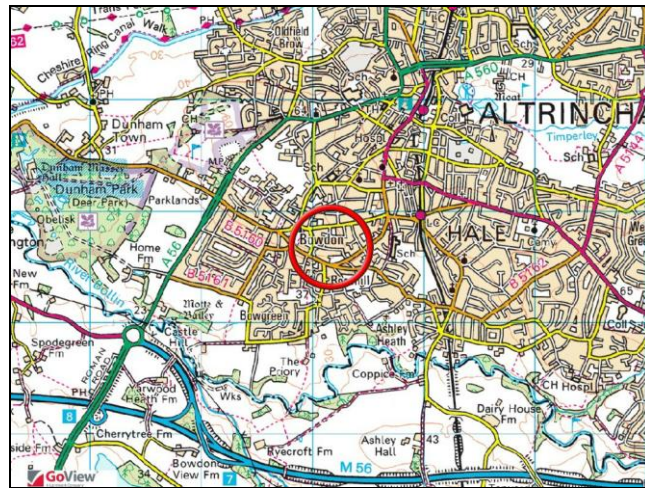


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

# location

From Watsonsons Hale office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings in to the continuation of Ashley Road. At the traffic lights, continue straight across in to Stamford Road. Continue for some distance and take your fifth left into West Road. Follow the road to the right and take a left turning into South Road. Proceed to the end of South Road and turn right onto East Downs Road. The property will be found on the right hand side.



# overview

**A BEAUTIFULLY APPOINTED DETACHED POSITIONED ON ONE OF THE MOST DESIRABLE ROADS IN BOWDON. 4203sqft.**

Hall. WC. Two Receptions. 800sqft Family Room and Dining Kitchen. Utility. Five Bedrooms. Five Bath/Showers Rooms. Double Garage. Gardens plus 1 Acre Shared Garden with Tennis Court.



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**

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.



A beautifully proportioned, reproduction Georgian style Detached family home, built with reclaimed Cheshire brick some ten years ago and designed to blend in with the predominately Period properties on this immensely desirable road in the heart of Old Bowdon. As such, in turn the property has impressive Period style features to include: tall, low sill multi paned, sash design windows, 12' high intricate corniced ceilings, reproduction Period style fireplace surrounds and radiators and an impressive spindle balustrade staircase rising through the floors.

The accommodation extends to approximately 4500 sq ft arranged over Three Floors including a Double Garage and provides Two superb Reception Rooms to the Ground Floor in addition to the magnificent, recently reappointed 750 sq ft Live In Dining Kitchen and has Five Bedrooms over the Two Upper Floors plus a Nursery served by Five En Suite Bath/Shower Room facilities and including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

Externally the property is set behind a Gated Entrance with screening providing privacy and there is extensive Parking leading to a Detached Double Garage. There are low maintenance Gardens laid to the front and rear, affording a high degree of privacy and including a directly South facing, enclosed stone Patio area to the front.

A really unique feature of the property is the shared use and ownership of a 1 Acre Walled and gated 'Bowdon' Garden incorporating a Tennis Court and children's play area and which is bordered by Stamford Road, South Road and West Road. Aspects of the Garden can be enjoyed from the south west facing Sun Terrace.

An internal inspection cannot fail to impress. Comprising: Wood panelled entrance door with fanlight window to the 25'7" x 9'9" Hall with impressive, high intricate corniced ceiling. White marble tiling to the floor. Halogen lighting inset into the ceiling. A spindle balustrade staircase rises to the First Floor and panelled doors give access to the Ground Floor accommodation including double doors to the Live In Dining Kitchen and Sitting Room.

Ground Floor WC fitted with a reproduction Victorian suite in white with chrome fittings providing: a WC, a pedestal wash hand basin, black and white marbled tiling to the floor, halogen lighting inset into the corniced ceiling and a reproduction radiator.

24'6" x 15'4" Lounge, a delightful formal Reception Room with three low sill, multi paned windows to two elevations. There is extensive halogen lighting inset into the corniced ceiling. Period style marble fireplace surround with a solid fuel burning stove fireplace feature. Reproduction radiators.

16'2" x 15'7" Sitting Room with halogen lighting inset into the high intricate corniced ceiling and two low sill, multi paned sash windows to the front. Reproduction marble fireplace surround with inset open grate fire. Reproduction radiators.

42'6" x 19'10" (reducing to 16'8") Open Plan Live In Dining Kitchen. A contrasting style to that of the traditional style of the Reception Rooms, with a much more contemporary finish and feel providing a fantastic Open Plan, day to day informal family living and dining space. There is limestone tiled flooring throughout with underfloor heating and a Lutron lighting system with concealed LED mood lighting set within the ceiling throughout in addition to LED downlighters. There is also a walnut finish, custom built media cabinet with storage, filing drawers and housing wiring for a wall mounted, flat screen TV and the Sonos home entertainment system, which may be available to the incoming purchaser, subject to negotiation.

Within the Living and Dining Area there are 19' wide double glazed sliding patio doors onto the Gardens. Within the Kitchen Area is a multi paned double glazed window overlooking the same and integrated ceiling speakers served by the Sonos system.

The Kitchen is fitted with an extensive range of units matching those of the media unit with silestone work surfaces over, inset into which is a Franke stainless steel double sink unit with drainers and a filtration and boiling water Quooker tap. Integrated appliances by Miele include: a four ring induction hob inset into an island unit with an extractor system, double ovens, combination microwave, integrated dishwasher and coffee machine. A door leads through to a Utility Room with double glazed window to the side and fitted with a matching range of units. There is space and plumbing for a washing machine and dryer. Belfast pot sink. There are two wall mounted, gas fired central heating boilers and a continuation of the limestone flooring.

First Floor Landing with a secondary spindle balustrade staircase rising to the Second Floor. High intricate corniced ceiling with inset halogen lighting. Low sill, multi paned sash design window to the front. Panelled doors to the Bedroom accommodation.

20'5" x 15'8" Principal Bedroom One with halogen lighting inset into the intricate corniced ceiling and with a low sill, multi paned window to the rear. Reproduction radiator. 11'2" x 9'7" En Suite Dressing Room with a multi paned window to the rear, having extensive 'his and her' hanging rails, drawers, storage cabinets and dressing table. Halogen lighting to the intricate corniced ceiling. En Suite Bathroom fitted with a reproduction Victorian style suite in white with chrome fittings, providing: a bath with mixer shower, pedestal wash hand basin, WC, bidet, large enclosed shower area with 'Drench' showerhead, extensive tiling to the walls and floor, halogen lighting inset into the corniced ceiling, paned window to the side and a reproduction radiator.

17'10" x 15'5" Bedroom Two with a wide multi paned window to the rear, halogen lighting inset into the corniced ceiling. Reproduction radiator. This Bedroom is served by an En suite Bathroom with a white reproduction Victorian style suite with chrome fittings, providing: a bath with thermostatic shower and 'Drench' showerhead, wash hand basin, WC, extensive tiling to the walls and floor, paned window to the side, halogen lighting to the corniced ceiling and a reproduction radiator.

15'6" x 14' Bedroom Three with two low sill, multi paned windows to the front, halogen lighting inset into the corniced ceiling and having reproduction radiators. This Bedroom is served by an En Suite Bathroom, with a reproduction Victorian suite in white with chrome fittings providing: a bath with thermostatic shower and 'Drench' showerhead, wash hand basin and WC, extensive tiling to the walls and floor, halogen lighting to the corniced ceiling, reproduction radiator and a paned window to the side.

What was originally the Fourth Bedroom with En Suite facility has been altered to create a Fourth Bedroom and Nursery served by an adjoining Bathroom, accessed via an Entrance Lobby area. 14' x 8'7" Bedroom Four with a low sill, multi paned window to the front, having halogen lighting inset into the intricate corniced ceiling. Reproduction radiator.

7'10" x 6'5" Nursery with a multi paned window to the front, halogen lighting to the corniced ceiling and having a reproduction radiator. This area is served by an En Suite Bathroom fitted with a reproduction Victorian suite in white with chrome fittings, providing: a bath with thermostatic shower and 'Drench' showerhead, wash hand basin, WC, extensive tiling to the walls and floor and halogen lighting to the corniced ceiling. This area would ideally serve as an Au Pairs Bedroom with adjacent Nursery.

Second Floor Landing serving Guest Bedroom Suite Five. 21' x 14'3" (max) Bedroom Five with a multi paned window to the rear enjoying a far reaching aspect and having extensive, walk in storage space in addition to built in wardrobes. Halogen lighting to the ceiling. This Bedroom is served by an En Suite Shower Room, well appointed with a contemporary suite providing: an open double shower area with 'Drench' showerhead and glazed screen, wall hung wash hand basin, WC, extensive tiling to the walls and floor, halogen lighting and chrome ladder radiator.

Externally the front of the property is approached via a remote control operated Gated Entrance to a stone paved driveway which provides ample off street parking, in turn leading to the 17'6" x 17'6" Detached Double Garage with remote control operated entrance door. The property enjoys a deep Garden frontage, with the stone paved driveway retained within tall reclaimed brick walls and deep borders with a variety of shrubs, bushes, trees and plants providing excellent screening from the road. In addition, there is a raised South facing Patio Terrace running across the whole of the front of the house.

Stone paved pathways lead down either side of the property to the Rear Garden which is principally accessed via the patio doors from the Family Living and Dining Room. There is a wide stone paved Patio area returning across the whole of the back of the house and this encloses a Garden area which is laid to AstroTurf with minimum maintenance in mind. This is enclosed within tall brick walling for privacy with extensive shrubs, bushes and climbing plants providing an attractive outlook. A lovely, mature yet modest Garden setting this most impressive, family sized home.

**Approx Gross Floor Area**

(Including Garage)= 4203 Sq. Feet, 389.62 Sq. Metres

(Excluding Garage)= 3896 Sq. Feet, 361.16 Sq. Metres

