



RED OAK PARK ROAD | BOWDON

OFFERS OVER £1,350,000

An individually designed detached house of substantial proportions extending to approximately 4,130 sq ft (383 sq m) and set within beautiful landscaped grounds approximately 0.35 of an acre. Secluded location beyond electrically operated gates and carriage driveway. The accommodation briefly comprises entrance hall, spacious open plan living/dining room, sitting room, dining kitchen, utility room, study, cloakroom/WC, primary bedroom with en suite bathroom/WC, guest bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating, pressurised hot water system and double/triple glazing. Integral double garage.

POSTCODE: WA14 3JJ

DESCRIPTION

An individually designed detached house commission by the current owners in conjunction with renowned local architect George Tsiantar. Constructed circa 1989 to an exacting specification featuring extensive use of marble tiles with polished granite accents and positioned in a highly private premier location. Externally the property is set well back beyond a stone paved carriage driveway set around a central oak tree, whilst the interior has reached the stage where cosmetic improvements are required and therefore presents an ideal opportunity to remodel to individual taste.

The accommodation is approached through a grand full height glazed entrance with curved staircase leading to an exposed landing above. The impressive naturally light open plan living space is superbly proportioned with bay windows allowing stunning views over the exceptional rear gardens alongside French windows which open onto the stone paved rear terrace. In addition, there is an adjacent dual aspect sitting room plus access to the generous fitted dining kitchen which also features an angular bay overlooking the mature landscaped grounds. A useful utility room leads onto the integral garage and completing the ground floor is a spacious study and cloakroom/WC.

At first floor level the primary bedroom benefits from stunning tree lined views to the rear plus a range of fitted furniture and en suite bathroom/WC complete with twin wash basins and separate walk-in shower. There is a guest bedroom with en suite facilities, two further double bedrooms and family bathroom/WC. Additionally, each of the bedrooms is fitted with a comprehensive range of furniture.

Gas fired central heating has been installed together with a pressurised hot water system and double/triple glazed windows.

The integral double garage with remotely operated door also has internal and external doors to the utility room and rear gardens respectively.

The landscaped grounds are certainly a feature and need to be seen to be appreciated. The secluded rear gardens incorporate stone paved terraces to the perimeter which are ideal for entertaining during the summer months and a variety of surrounding mature trees create a high degree of privacy. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening.

Bowdon has long been one of the most sought after locations, not least because of the attractive tree lined setting. The shopping centre of Altrincham is less than one mile distance with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. Equally just a little further is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'3" x 17'3" (5.26m x 5.26m)

Hardwood panelled front door set within a full height timber framed double glazed surround. Staircase to the first floor. Recessed low-voltage lighting. Two wall light points. Decorative cornice. Two radiators.

OPEN PLAN LIVING/DINING ROOM

Planned to incorporate:

LIVING AREA

34'9" x 26'6" (10.59m x 8.08m)

Carved fireplace surround with marble insert and hearth. Timber framed triple glazed French windows within a matching bay with stained glass top-lights. Timber framed double glazed window to the side. Recessed low-voltage lighting. Decorative cornice. Three radiators.

DINING AREA

15'4" x 14'3" (4.67m x 4.34m)

Timber framed triple glazed bay window with stained glass top-lights. Recessed LED lighting. Decorative cornice. Radiator.

SITTING ROOM

15'4" x 14'8" (4.67m x 4.47m)

Timber framed double glazed windows with stained glass top-lights to the front and rear. Decorative cornice. Recessed low-voltage lighting. Radiator.

DINING KITCHEN

14'5" x 10'6" (4.39m x 3.20m)

Fitted with a range of light wood wall and base units beneath polished granite work surfaces and inset 1½ bowl composite drainer sink with mixer tap and polished granite splash-back. Larder units and pan drawers. Integrated appliances include an electric fan oven/grill, four ring ceramic hob flanked by a griddle and fryer, fridge with freezer compartment and dishwasher. Concealed recess for a microwave. Ample space for a dining suite beneath a transparent roof within the triple glazed bay. Slate tiled floor. Recessed low-voltage lighting. Decorative cornice. Dado rail. Three radiators.

UTILITY ROOM

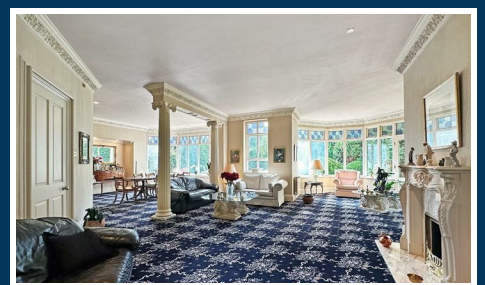
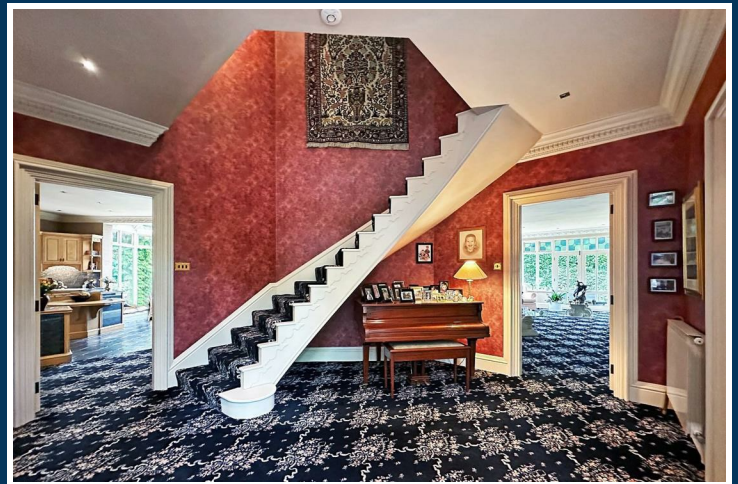
14' x 9'9" (4.27m x 2.97m)

Matching wall and base units beneath heat resistant work surfaces and inset drainer sink with mixer tap and tiled splash-back. Space for a freezer. Timber framed double glazed window to the rear. Tiled floor. Radiator.

STUDY

12'5" x 9'10" (3.78m x 3.00m)

Timber framed double glazed window to the front. Recessed low-voltage lighting. Radiator.



CLOAKROOM/WC

12' x 9'9" (3.66m x 2.97m)

Recessed wash basin with mixer tap and low-level WC with concealed cistern. Cloaks cupboard with space for hanging coats and jackets. Marble tiled and polished granite surrounds. Opaque timber framed double glazed window to the front. Marble tiled floor. Recessed low-voltage lighting. Decorative cornice. Radiator.

FIRST FLOOR

LANDING

Timber framed double glazed window to the front. Recessed low-voltage lighting. Decorative cornice. Two radiators.

BEDROOM ONE

26'6" x 17'4" (8.08m x 5.28m)

Fitted with furniture including wardrobes, chest of drawers, dressing table and bedside tables. Timber framed double glazed French windows set within a matching glazed gable. Timber framed double glazed windows to the side and rear. Recessed low-voltage lighting. Two wall light points. Two plinth heaters. Two radiators.

EN SUITE BATHROOM/WC

13'6" x 12'11" (4.11m x 3.94m)

Fitted with a suite comprising circular bath with mixer tap, twin vanity wash basins with mixer taps, low-level WC and bidet with mixer tap. Walk-in tiled shower beyond a glass door with thermostatic multi-jet shower. Marble tiled and polished granite surrounds. Wide timber framed double glazed arch shaped window to the rear. Marble tiled floor. Two radiators.

BEDROOM TWO

22'11" x 14'2" (6.99m x 4.32m)

Fitted wardrobes, chest of drawers and bedside tables. Two timber framed double glazed windows to the rear. Stained glass bullseye window. Decorative cornice. Radiator.

EN SUITE SHOWER ROOM/WC

5'9" x 4'5" (1.75m x 1.35m)

Pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Walk-in tiled shower beyond a glass door. Opaque timber framed window to the side. Partially tiled walls. Recessed low-voltage lighting. Decorative cornice. Radiator.

BEDROOM THREE

17'10" x 16'2" (5.44m x 4.93m)

Fitted wardrobes, chest of drawers, twin pedestal dressing table. Timber framed double glazed arch shaped window toward the front. Vaulted ceiling with decorative beams. Two radiators.

BEDROOM FOUR

15'4" x 14'8" (4.67m x 4.47m)

Fitted wardrobes, chest of drawers, bedside tables and desk. Timber framed double glazed arch shaped window toward the front. Vaulted ceiling with decorative beams. Two radiators.

FAMILY BATHROOM/WC

13'10" x 9'9" (4.22m x 2.97m)

Fitted with a suite comprising hexagonal bath with mixer tap, pedestal wash basin with mixer tap, low-level WC and bidet with mixer tap. Walk-in tiled shower beyond a glass door with thermostatic shower. Marble tiled surrounds. Opaque timber framed window to the front. Marble tiled floor. Recessed low-voltage lighting. Decorative cornice. Radiator.

OUTSIDE

INTEGRAL DOUBLE GARAGE

18'10" x 17'10" (5.74m x 5.44m)

Remotely operated up and over door. Two wall mounted gas central heating boilers and pressurised hot water cylinder. Opaque timber framed window to the side. Opaque glazed/panelled door to the rear. Internal access to the utility room. Radiator.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

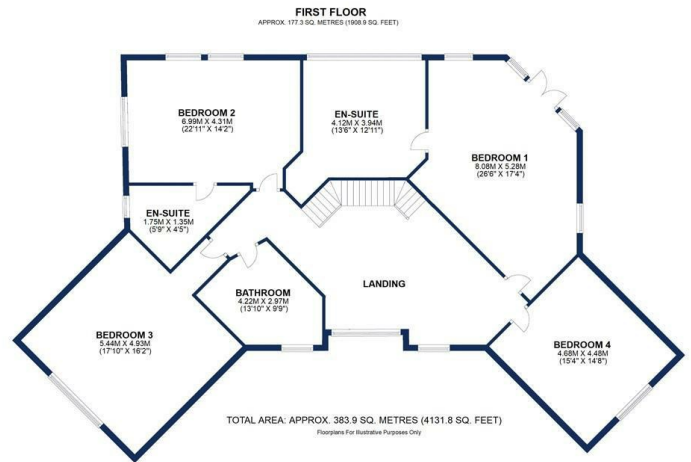
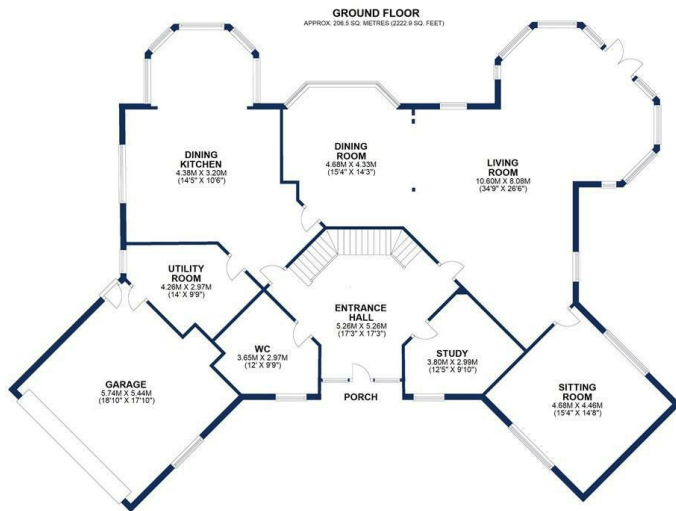
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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