

# THE BATHS

56 GRANGE ROAD, BOWDON, ALTRINCHAM, WA14 3EY



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## DESCRIPTION

This fabulous family home is situated in a desirable pocket of Bowdon in an extremely private position. The gardens are extensive extending to one acre and truly wonderful views overlooking green belt countryside.

Much of the impressive exterior is finished in handcrafted dressed stone. The floor to ceiling windows to the rear are a true feature maximising the fabulous views. The attractive stone architecture extends onto the separate leisure building.

The interior is equally impressive, with stunningly well-proportioned rooms and an amazing dual aspect reception room with attractive Oak beams and pitched roof. This room is perfect for entertaining on a grand scale whilst enjoying the rolling green countryside. The family areas are well provided for; The bespoke kitchen is superbly equipped with high quality integrated Miele appliances, Quooker boiling water tap, wine rack and a drinks fridge. The dining area and kitchen open to the curved family sitting room with stunning floor to ceiling windows and a feature fireplace. The dining area has French doors that open onto a terrace/barbeque area perfect for al fresco dining during the summer months whilst looking over the valley onto Rycroft's farm and woods almost two miles away. There is a very useful fully fitted utility room.

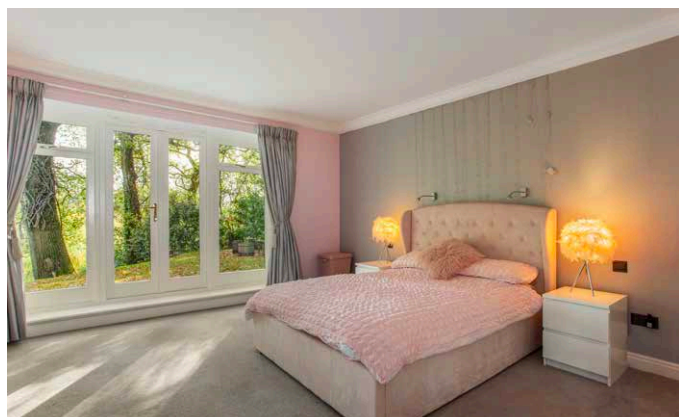
The principal bedroom suite is situated to the rear of the first floor with stunning floor to

ceiling glass windows overlooking the gardens, floating balcony with views of the open fields beyond. There is a fabulous en suite bathroom as well as a spacious dressing room. There are five further really well-proportioned bedrooms that are well organised across both the ground and first floor. All the bedrooms offer en suite facilities with high quality fixtures and fittings.

The spa building is beautifully constructed in dressed stone. Offering an extremely high quality indoor pool, jacuzzi, steam room, sauna and gymnasium/office area. There is a separate entrance off the driveway and bi-folding doors to the rear and that open out onto the gardens and barbeque area.

The landscaped gardens extend to and enjoy a superb westerly aspect to the rear for all the afternoon sun streaming onto the extensive terraces while overlooking the countryside. The gated driveway leads through the well-stocked and screened gardens to the front to a good sized parking and turning area adjacent to the garaging. The gardens also include an African Hut with seating and heating, perfect for entertaining in the summer months. Additionally, there is a feature floating balcony and hobbit house towards the rear of the garden. The plot is extremely private with a large lawned area and various mature trees, this is a true haven for wildlife.





## LOCATION

Bowdon is a charming, historic area with church, public house and ease of access to stunning walks. Bowdon is situated in north Cheshire to the south of Manchester above the Bollin valley. The property is superbly placed on this sought after road for access to the many amenities of fashionable Hale village and the town of Altrincham with their impressive range of restaurants, bistros and bars, specialist shops and supermarkets. Altrincham Metro Link provides access to the City centre. Access to the M56, M60 and M6 assure easy communication links to the North West's principal commercial centres. The area abounds in Golf courses, leisure clubs and facilities for outdoor pursuits, the National Trust's Dunham Massey Hall and park are close by and the Bollin valley and Cheshire countryside are on the

doorstep. The educational establishments available locally are considered among the best in the Manchester area, with Altrincham Grammar, Loreto, St Ambrose, as well as outstanding preparatory and junior schools. Many locally attend Manchester Grammar too.

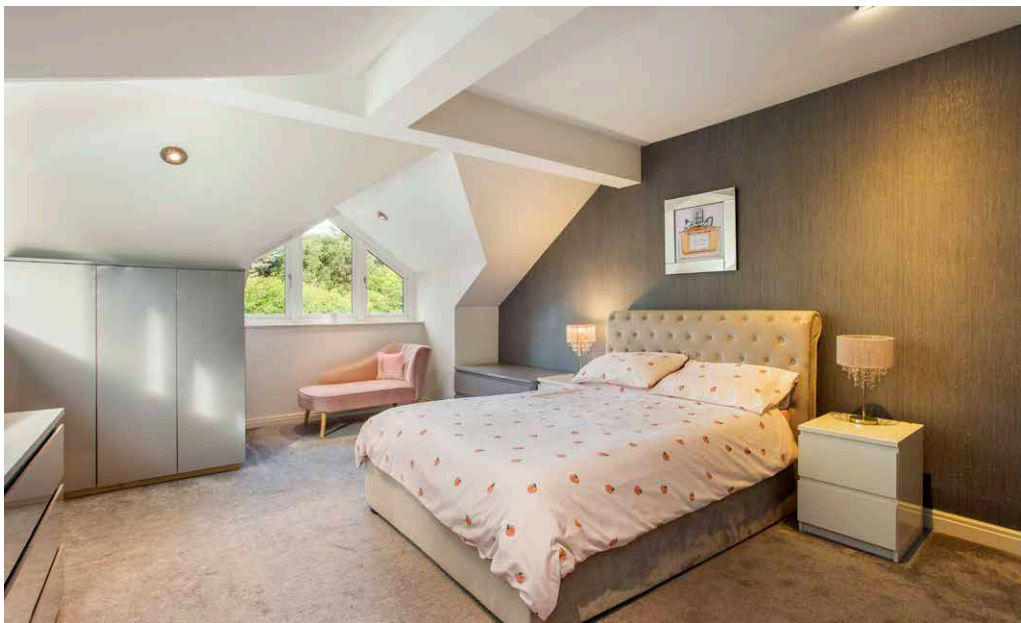














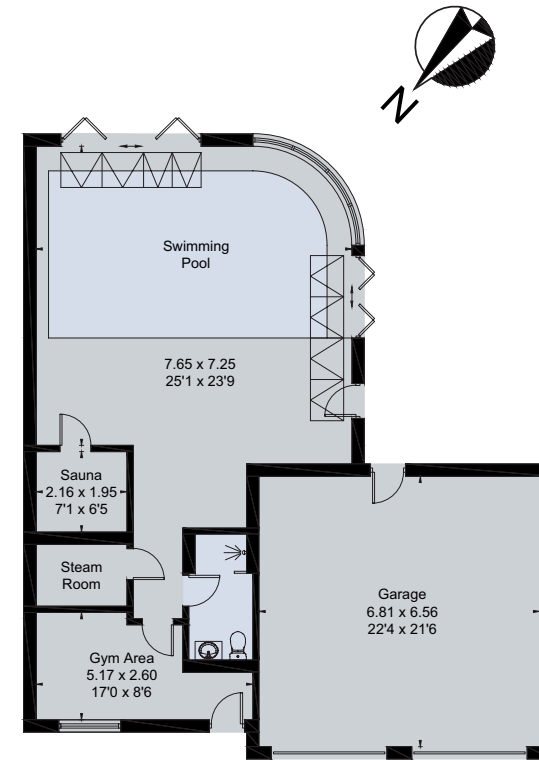
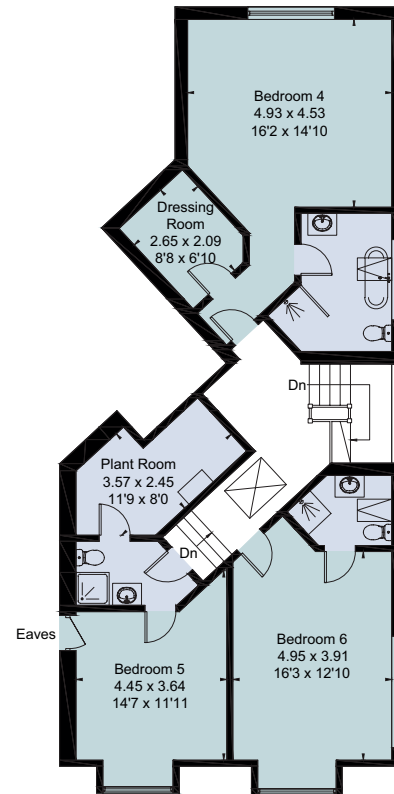
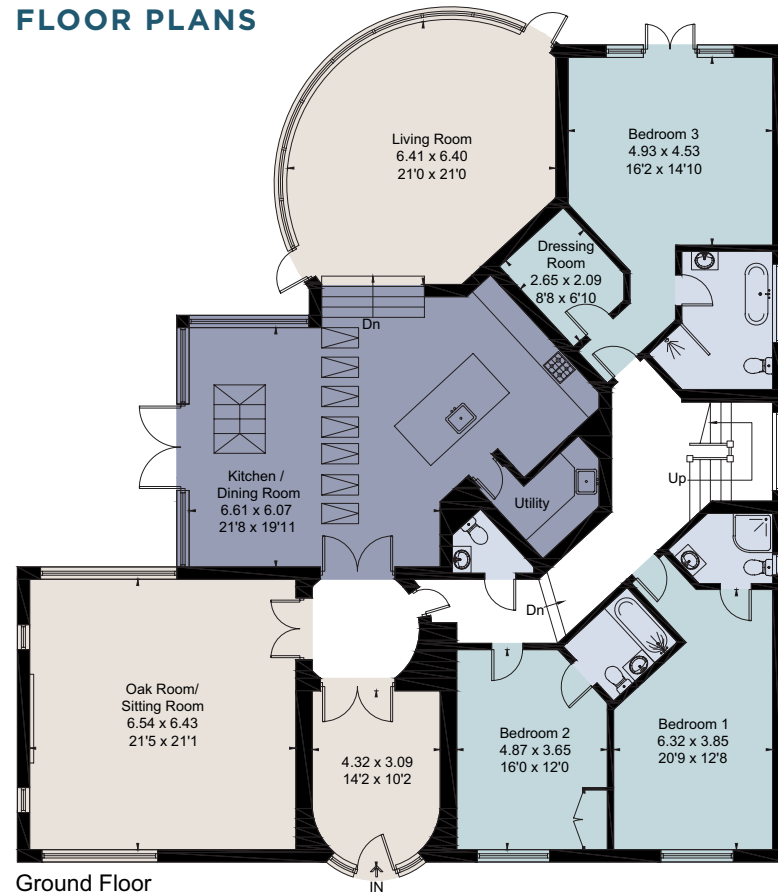








## FLOOR PLANS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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