



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Chasefield House, 1 Chasefield Park

Bowdon, Altrincham, Cheshire, WA14 3JR



[www.watersons.net](http://www.watersons.net)

£1,895,000  
[www.watersons.net](http://www.watersons.net)





**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

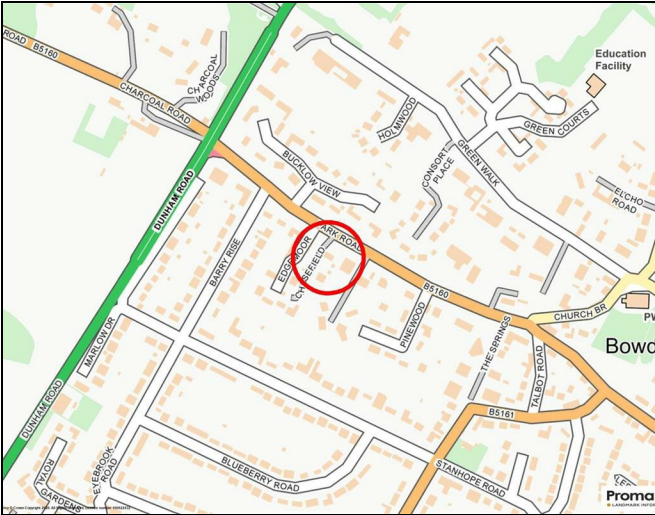
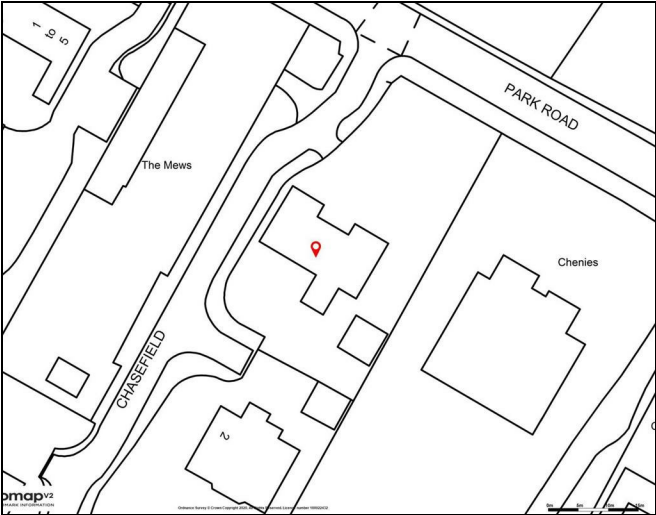
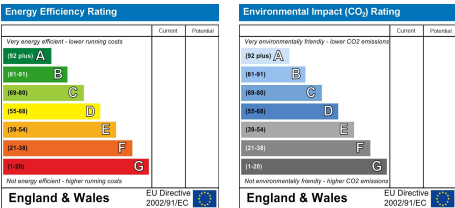


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# energy efficiency

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



# overview

A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME ON A SMALL SELECT DEVELOPMENT BY CROSBY HOMES ON A BEAUTIFUL MATURE SOUTH FACING GARDEN PLOT. 4015sqft.

Porch. Hall. WC. Three Receptions. Study. 500sqft Live In Breakfast Kitchen. Utility. Five Bedrooms. Two Dressings Areas. Four Bathrooms. Gated Driveway. Extensive Parking. Double Garage.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 most attractive and substantial double fronted Detached family home constructed by Crosby Homes circa 1993 and comprehensively updated and improved by the current owners with superb specification fixtures and fittings throughout, and standing on a lovely mature Garden plot which is South facing to the rear.

There is good use of natural wood flooring, corniced ceilings to many rooms, attractive fireplace features, LED lighting, a high specification kitchen with a range of appliances and contemporary Bathrooms and Shower Rooms.

The property is well located within easy reach of The Bollin and Bowdon Church Primary Schools, in addition to being within catchment for Altrincham Boys' and Girl's Grammar Schools. The M56/M6 motorway networks are also nearby providing access to Manchester, Manchester Airport and serving the region.

The property offers fabulous family accommodation arranged over Two Floors extending to approximately 4000sqft including the Detached Double Garage, providing Three Reception Rooms to the Ground Floor in addition to a Study and the superb 500 square feet Live In Breakfast Kitchen.

To the First Floor are Five Double Bedrooms served by Four stylishly appointed Bath/Shower Rooms, including Principal and Guest Bedroom Suites of Bedroom, Dressing Area and En suite.

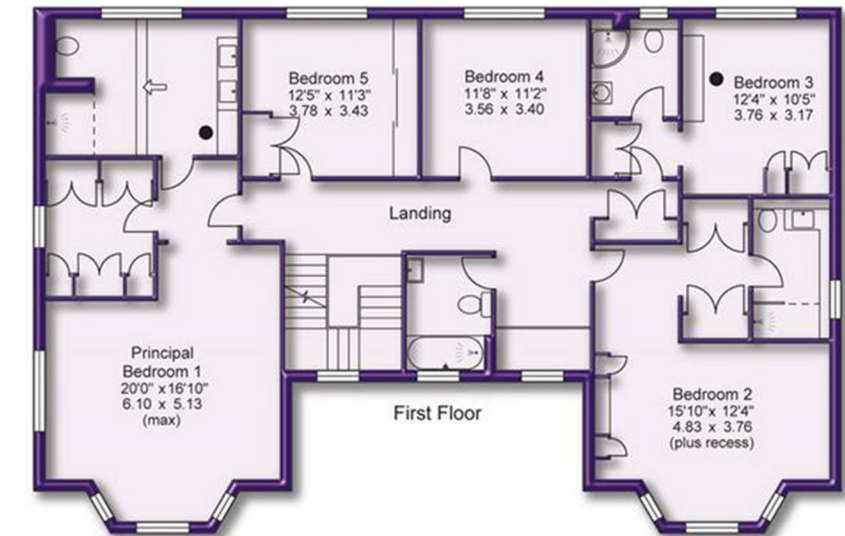
Externally, the property is approached through remote control operated Gated Entrance to a sweeping Driveway with turning circle providing extensive Parking and in turn leading to the Detached Double Garage.

Deep mature Garden frontage laid to lawn with maturely stocked borders of shrubs, bushes trees and plants and with trees to the front boundary providing screening from the road.

The Garden to the rear has a wide stone paved patio area retuning across the whole of the back of the house, accessed via the Lounge and the Live In Breakfast Kitchen. Beyond, the Garden is laid to a wide expanse of lawn again with deep maturely stocked borders and evergreen trees to the boundaries providing all year round screening.

This turnkey property is literally ready to move into with the minimum of fuss.

- Freehold
- Council Tax Band H



Approx Gross Floor Area = 4033 Sq. Feet  
(inc. Garage) = 374.6 Sq. Metres  
Approx Gross Floor Area = 3690 Sq. Feet  
(exc. Garage) = 342.8 Sq. Metres

