



**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



INDEPENDENT ESTATE AGENTS

# location



# energy efficiency

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	75
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# The Stables Woodville Road , Altrincham, Cheshire, WA14 2AL



A UNIQUE, THOUGHTFULLY EXTENDED AND REMODELLED DETACHED FAMILY HOME WITHIN THE DOWNS CONSERVATION AREA, IDEALLY LOCATED JUST MOMENTS WALK FROM THE HEART OF ALTRINCHAM TOWN CENTRE AND EXCELLENT SCHOOLS. 2573SQFT

PORCH. HALL. PLAYROOM/STUDY. LOUNGE. 600SQFT FAMILY LIVING ROOM AND DINING KITCHEN. FOUR BEDROOMS. THREE BATH/SHOWER ROOMS. DRIVEWAY. GATED PARKING AREA. COURTYARD STYLE GARDEN. GARDEN ROOM.

£1,200,000

# in detail



An exceptional opportunity to acquire this truly individual and characterful Four Bedroom, Three Bath/Shower Room Detached Coach House and Stable conversion, recently extended and improved, positioned at the head of a long, private gravelled driveway serving just four properties forming the prestigious Parkfield address.

Tucked away in a peaceful backwater within The Downs Conservation Area, the property is literally unseen from the road yet just a few minutes' walk from Altrincham Town Centre, the Metrolink, the popular Market Quarter, and excellent local schools.

Originally a Stable Block, the property has been comprehensively remodelled to create a family sized home extending to approximately 2,600 square feet over Two Floors. The accommodation has been thoughtfully designed so that all principal rooms enjoy aspects over the gardens, which benefit from sun throughout the day.

Character features have been sympathetically retained, including stripped timber internal doors with cottage latch fittings, exposed brickwork to the chimney breast in the main living room, and timber A-frames to the first floor.

The versatile layout provides a spacious Lounge, and a Playroom or Study, in addition to an impressive 600 square foot open plan Family Living Room and Dining Kitchen, with doors and windows on to the garden. Off the Kitchen Area is a walk in pantry and a large Utility Room.

There are up to Four Bedrooms, with Two En Suite Bedrooms positioned to the Ground Floor, including the Principal Bedroom Suite with Dressing Room and Shower Room. There are Two further Guest Bedrooms sharing the Family Bathroom to the First Floor. This arrangement would suit a family, a professional couple, or someone looking to downsize from a larger home.

Externally, the property enjoys a gated Driveway with ample off street Parking, including a timber framed Double Parking Bay. The gravelled Driveway encloses a delightful Courtyard style Garden with cobbled and stone paved patios, low maintenance artificial lawn, mature flowerbeds, and a timber built Garden Room. Multiple sitting areas are designed to enjoy the movement of the sun throughout the day, providing excellent privacy and creating a truly charming outdoor setting.

This is a remarkable, character filled home in a first-class location, a real hidden gem.

- Freehold
- Council Tax Band G

