



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Vine House, East Downs Road

Asking Price £3,800,000

Bedrooms 6	Bath 4	Reception 8	Off Road Parking	Area 6424.00 sq ft	No Chain

- Superlative Location
- Original Features
- Catchment for Outstanding Schools
- Double Garage
- Playroom & Music Room
- 6426 SQFT
- Architecturally Stunning
- Walking Distance to Hale & Bowdon
- Private Gardens
- 6 Bedrooms

Presenting an impressive, imposing, 6 bed 5 Bath Victorian detached property set on arguably one of the most sought after roads in the area. Carefully looked after throughout, the property maintains many of its original features whilst remaining attractive to the modern day buyer, through its clean, minimalistic design.

Comprising; Porch, entrance hallway, dining room, lounge with bay window, snug, kitchen with stunning curved windowed wall and open plan living space, study, WC, second kitchen and double garage. To the first floor is the main bedroom with en-suite, 2 double bedrooms and family bathroom. Above is another bedroom with en suite to this side of the house. Accessed from the second staircase you will find the music room with balcony, 2 further bedrooms and a large playroom. There is a basement area providing a utility space and storage to one side and cinema room to the other. Beautiful private garden to the rear, with ample off road parking to the front. Vine House provides prospective buyers with a rare opportunity to acquire one of the most sought after properties in the local area.

