



PEARSON

—◆ ESTATES ◆—





THE COACH HOUSE

35 St Margarets Road, Bowdon WA14 2AR

Asking price £16,000 PCM

A unique property in a fabulous location...

Set back from St Margaret's Road and hidden from view, The Coach House is an attractive detached 4 bedroom property offering unique accommodation finished to exacting standards.

The main house is surrounded by a walled courtyard with decorative paving & fabulous landscape design. The grounds are incredibly private and very secure. The accommodation is set over 3 floors and has an intelligent home media system with built in surround sound.

The ground floor comprises open-plan kitchen/diner with central island, high spec appliances and a large utility room. There is a charming orangery which provides a gorgeous everyday living area, conveniently placed next to the kitchen. The formal lounge & dining rooms boast stunning interior detail, impressive ceiling height and sensational light fittings, complimenting a bespoke white marble fireplace. There is also a downstairs WC & Cloaks.

The 1st floor has 3 spacious bedrooms all with air conditioning, bespoke fitted wardrobing and beautifully designed contemporary ensuites. The master suite has a substantial walk in wardrobe with LED back lighting and fitted cabinetry. The bedroom area has sky lights with electric blinds and a full width fitted bedhead. The ensuite has an integrated bath tub with Aqua vision TV, his & hers wash basins & a large walk in shower.







Fabulous features & luxury facilities...

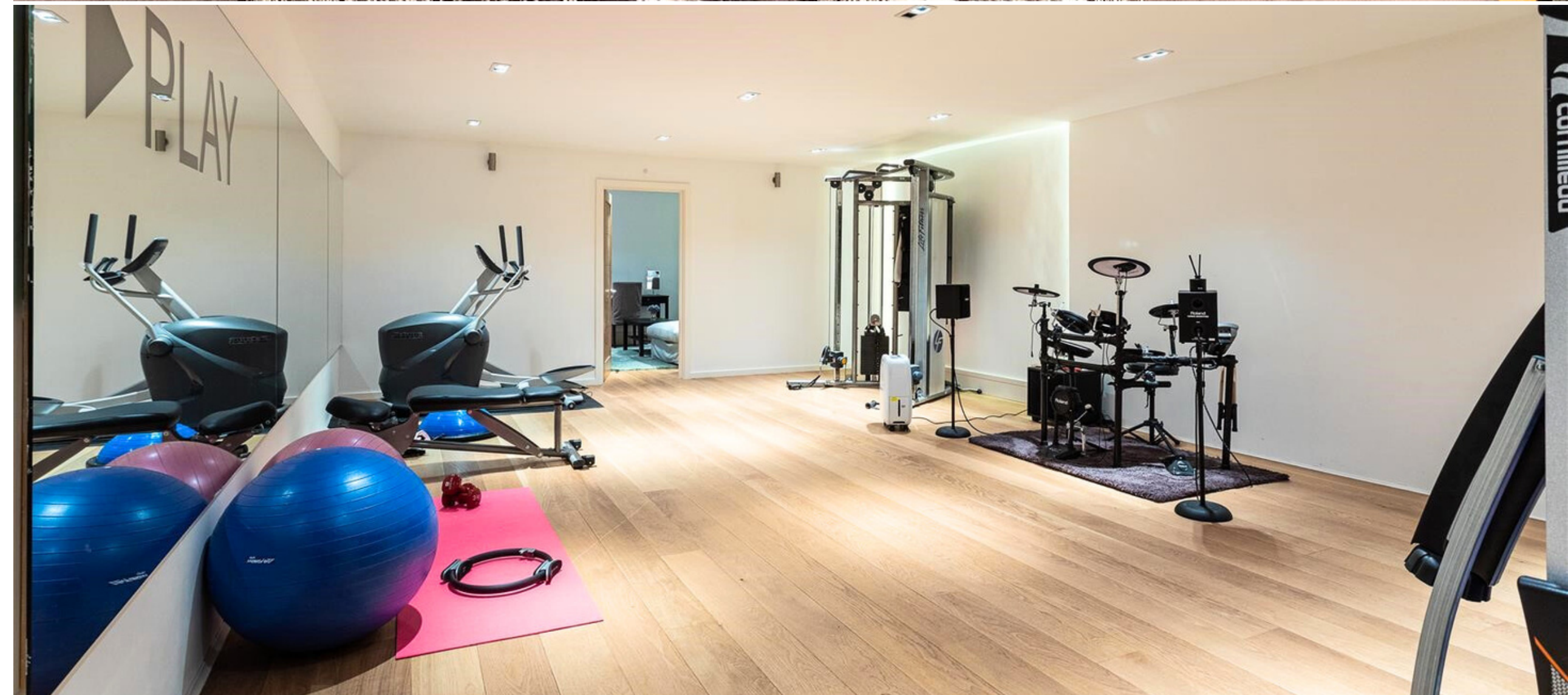
The basement level provides luxury leisure facilities befitting such an exquisite property. There is a professionally fitted cinema room, large gymnasium, steam room & shower facilities, studio/office, and a wine cellar.

Externally there is a large driveway providing parking for multiple vehicles, and also an under-croft parking bay located beneath the self contained annex. Generous grounds surround the main house designed in a mediterranean style. Splendid features including raised stone terrace with oak pergola, artificial grass areas, all complimented by spectacular external lighting.

The separate annex is effectively a large 1 bedroom apartment in its own right. Designed and dressed to the same standard as that of the main house. The fitted kitchen has integrated appliances. There is a fully tiled bathroom, a spacious bedroom, lounge area and bespoke fitted wardrobing.

The property benefits from comprehensive security systems. Numerous CCTV cameras, intruder alarm, motion sensors, coded gates and high walls create a secure compound.

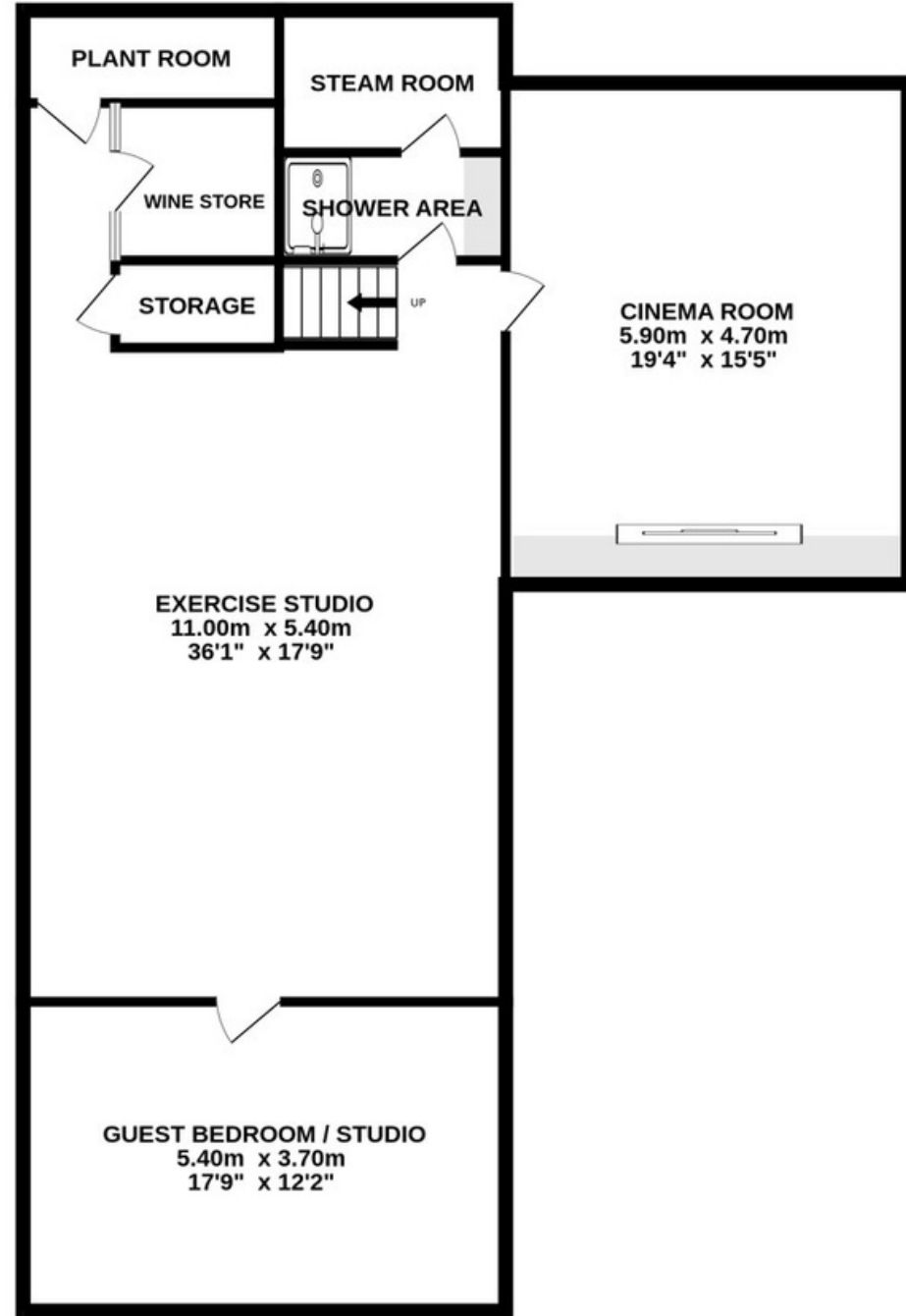
The location is fantastic with both Hale Village & Altrincham Town Centre within walking distance. There are excellent amenities close by, outstanding schools and very convenient access routes to the motorway.



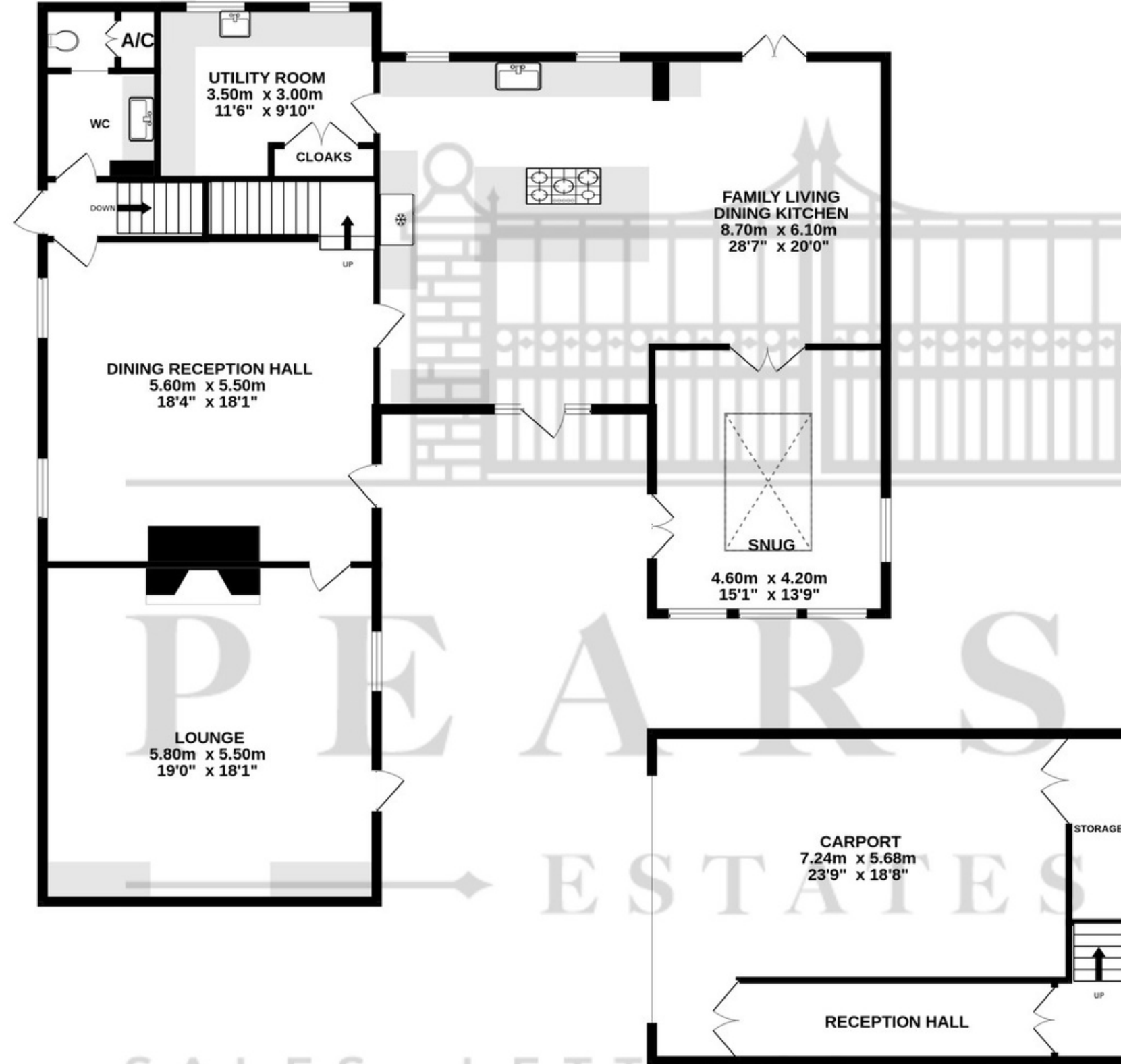




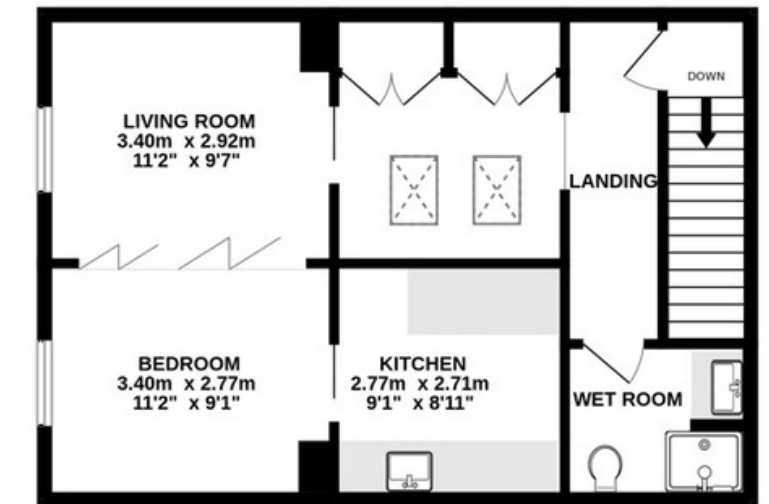
Basement Level
118.3 sq.m. (1273 sq.ft.) approx.



Ground Floor
202.5 sq.m. (2180 sq.ft.) approx.



1st Floor
180.5 sq.m. (1943 sq.ft.) approx.



TOTAL FLOOR AREA : 501.2 sq.m. (5395 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



Features

- STUNNING INTERIOR DESIGN
- 4 BEDROOM SUITES
- CINEMA ROOM
- LARGE GYM
- STEAM ROOM
- PAVED COURTYARD
- SEPARATE ANNEX
- ELECTRIC GATES
- MONITORED CCTV & ALARM
- UNDER-CROFT CAR PORT
- PREMIUM LOCATION

Asking price £16,000 PCM

OUR SERVICES

Arriving in a new property in unfamiliar surroundings can be a stressful experience. Our Concierge & Property Management services provide you with assistance as and when required.

Helping you to settle into your new home.

Concierge

- Bookings & Reservations.
- Personal Shopping.
- Health & Leisure Advice.
- Interior Design & Furnishing.
- Hair, Beauty & Aesthetics.
- Entertainment.
- Professional Cleaning & Car Valeting.

Management

- Personal Property Manager.
- Recommended Tradesman Repairs.
- Garden Maintenance.
- Home Automation.
- Leisure Facility Servicing / Maintenance.
- Property Security
- Tenancy Check In / Check Out Service

