

*John N*  
**Hilditch & Co**



**1 SANDRINGHAM CLOSE, BOWDON,  
CHESHIRE, WA14 3GY**

SET IN A QUIET RESIDENTIAL CUL DE SAC A WELL PRESENTED AND ENLARGED EXECUTIVE DETACHED HOUSE SITTING IN GOOD SIZED GARDENS WITHIN EASY STRIKING DISTANCE OF THE MOTORWAY AND INTERNATIONAL AIRPORT.

**£995,000**

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## DESCRIPTION

Occupying an excellent location within easy striking distance of the motorway and International Airport, No. 1 Sandringham Close has been upgraded and enlarged in recent times and now offers well planned family accommodation predominantly over two floors, however with the benefit of a loft conversion. Briefly the gas centrally heated and double glazed accommodation comprises a good sized entrance hallway with downstairs cloakroom, dining room, study, large breakfast kitchen and family room with utility room adjacent. Completing the ground floor is a large drawing room. At first floor level is a master bedroom with en-suite, guest bedroom with en-suite, third bedroom also with en-suite and bedrooms four and five plus a family bathroom. At second floor level is a home office, a playroom/additional bedroom, and completing the overall accommodation is a large double garage with ample forecourt parking and the gardens as described overleaf.

This part of Bowdon is characterised by a mixture of top class executive detached houses and is set within a mile and a half to two miles of both Hale and Altrincham. Hale's fashionable village with its range of shops and services is complemented by Altrincham with its busy market town centre and Metrolink services into Manchester. The Green Belt and open farmland lies literally within a stones throw, and the urban motorway network and International Airport are close at hand.

## DIRECTIONS

From the centre of Hale proceed along Ashley Road, across the level crossing. At the first set of lights turn left onto Langham Road. Continue along Langham Road which then becomes Park Road and shortly before reaching the next set of lights turn left onto Barry Rise. Barry Rise continues into Eyebrook Road, turn first right into Royal Gardens, then second left into Sandringham Close where the property will be found on the left.

## IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

*Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.*

## GROUND FLOOR

### CANOPIED PORCH

with integral lighting.

### ENTRANCE HALL

with useful understairs storage cupboard. Excellent built-in cloaks cupboard.

### CLOAKROOM

with half tiled walls and comprising fitted vanity unit with mirror and lighting over. Wc low level suite. Heating radiator.

### DRAWING ROOM 19'11" X 18'6" INTO BAY (6.07 X 5.64)

a beautifully proportioned main entertaining room with a splendid stone fireplace with a matching hearth and recessed dog grate style living flame gas coal fire. Square bay window to the side. Full height French windows leading out onto the patio and into the garden beyond. Fitted television cabinet with cupboards and drawers. Inset downlighters. Two heating radiators.

### DINING ROOM 14'11" X 13'9" (4.55 X 4.19)

approached via double doors from the hall and providing a lovely view over the gardens to the rear. Able to accommodate a substantial place setting. Inset downlighters. Heating radiator.

### STUDY 12'11" X 11'6" (3.94 X 3.51)

larger than expected and ideal for a variety of purposes. Telephone point. Heating radiator.

### BREAKFAST ROOM/KITCHEN KITCHEN 12'8" X 11'3" (3.86 X 3.43)

### BREAKFASTING AREA 13'2" X 7'0" (4.01 X 2.13)

this area features a magnificent hand built luxury kitchen renewed in recent times and featuring an extensive range of fitted base cupboards and drawers with granite working surfaces and matching eye level wall cupboards above with concealed strip lighting. Franke integrated 1\_ bowl sink unit with mixer tap and spray attachment. Fitted waste disposal unit. Twin Neff integrated ovens. Six ring Neff hob including a wok burner with extractor hood above. Integrated Neff dishwasher and integrated microwave. De Dietrich American style built-in fridge/freezer wine rack over. Fitted breakfasting bar area opening into the breakfast room which features a matching custom made dresser style unit with integrated lighting. The whole of this area, including the utility room and family room is finished with limestone flooring incorporating underfloor heating. Heating radiator.

### FAMILY ROOM 14'2" X 12'7" (4.32 X 3.84)

positioned immediately adjacent to the kitchen and therefore very much the heart of the house. This room features another superb stone fireplace with an inset living flame gas coal fire. Full height French windows leading out onto the rear garden. Heating radiator.

### UTILITY ROOM 9'11" X 6'8" (3.02 X 2.03)

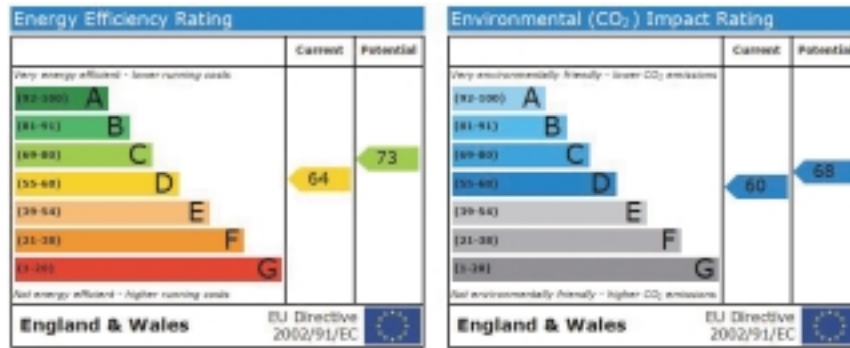
finished in a similar style to the kitchen including a stainless steel single drainer set in sink with mixer taps and cupboard space below and a range of fitted base cupboards with laminated working surfaces and matching eye level wall cupboards above with concealed strip lighting. One of the other stylish features of this area is the Neff integrated coffee machine. Door to the side. Personal door through to the garage.

## FIRST FLOOR & LANDING

### LANDING

built-in cylinder cupboard containing the Heatrae Sadia megaflo pressurised hot water cylinder.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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