



THE DOWNS COTTAGE
WOODVILLE ROAD, ALTRINCHAM
CHESHIRE, WA14 2AN



GROUND FLOOR
 206.0 sq.m. (2217 sq.ft.) approx.



1ST FLOOR
 164.0 sq.m. (1765 sq.ft.) approx.



TOTAL FLOOR AREA : 593.0 sq.m. (6383 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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THE DOWNS COTTAGE, WOODVILLE ROAD ALTRINCHAM



This understated detached family home has been meticulously modernised by our client whilst retaining a wealth of its beautiful Grade II listed features. The property occupies a large and mature plot of around 0.4 acres literally a 'stones throw' away from Altrincham Town Centre.

Originally two dwellings part of the Stamford Estate dating back to 1725 were bought off the last Earl of Stamford by Dunham Massey's Estate Surveyor and Architect Maxwell Archibald Roscoe in 1879.

Roscoe used materials from renovations at Bowdon Church including oak panelling, the stairway that originally led to the Minstrels Gallery, slate cast iron ecclesiastical grating.

The present owner has undertaken a total update of the property, sympathetically retaining many of the outstanding architectural features whilst creating a modern living space with each room having its own character and architectural proportion.

The spacious and versatile accommodation in brief comprises entrance hall, laundry room, four reception rooms including a modern family room with bi folding doors giving direct access to the garden and a magnificent 16'2 x 24' billiard room. Completing the ground floor accommodation is the charming dining kitchen with two oven aga and downstairs wc.

At first floor level the sweeping staircase leads to a galleried landing, around which are arranged the five bedrooms. The master bedroom is an excellent size and enjoys a super outlook over the private gardens below, complete with its own en suite shower room and a dressing room. Bedroom two also has an en suite bathroom, whilst the remaining bedrooms are served by the well appointed family bathroom.

Externally there is a private forecourt providing off road parking for several vehicles in addition to a double garage. To the rear is a stunning south westerly facing garden approaching 0.4 of an acre laid mainly to lawn with mature trees and hedging surrounding. The garden provides a stunning setting and is rare to find in this location so close to Altrincham Town Centre.

Woodville Road as previously mentioned is literally within a stones throw of Altrincham's rapidly improving town centre. The town itself offers excellent communication facilities with Metrolink services into Manchester, the urban motorway network and International Airport are within ten to fifteen minutes drive and sporting and recreational facilities abound. Hale's fashionable village is also within five to ten minutes with its range of shops and restaurants.

DIRECTIONS

From the centre of Altrincham proceed up The Downs, turning right onto Woodville Road where the property will be found after approximately 200 yards on the left hand side.

GROUND FLOOR

HALL

WC

LAUNDRY 10'6" x 9'5" (3.21 x 2.86)

OFFICE 12'1" x 11'0" (3.69 x 3.35)

KITCHEN 23'6" x 12'4" (7.17 x 3.76)

BREAKFAST 10'8" x 9'4" (3.26 x 2.85)

SITTING ROOM 22'3" x 12'4" (6.78 x 3.76)

LIVING ROOM 19'9" x 12'10" (6.01 x 3.92)

FAMILY ROOM 22'0" x 14'9" (6.70 x 4.50)

DINING ROOM 23'11" x 16'2" (7.30 x 4.94)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'4" x 13'0" (4.06 x 3.97)

MASTER EN-SUITE

WALK-IN WARDROBE 13'10" x 9'5" (4.22 x 2.88)

BEDROOM TWO 13'11" x 12'7" (4.24 x 3.83)

EN-SUITE

BEDROOM THREE 14'5" x 12'2" (4.40 x 3.72)

BEDROOM FOUR 14'3" x 11'7" (4.34 x 3.52)

BEDROOM FIVE 15'11" x 9'1" (4.86 x 2.78)

BATHROOM



EXTERNALLY

GARAGE 19'3" x 18'8" (5.87 x 5.69)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

