



STABLEHURST

11 BRADGATE ROAD, ALTRINCHAM

JACKSON-STOPS 

STABLEHURST
11 BRADGATE ROAD, ALTRINCHAM

AN IMPOSING DETACHED FAMILY HOUSE OF
OUTSTANDING PROPORTIONS, STANDING IN
AN ENVIABLE POSITION AND COMPLETE WITH
A DETACHED COACH HOUSE, BACKING ONTO
THE DUNHAM FOREST GOLF COURSE



DISTANCES

ALTRINCHAM 1 MILE
HALE 1 ½ MILES
MANCHESTER AIRPORT 5 ½ MILES
M6 (J19) 5 ½ MILES
MANCHESTER 8 ½ MILES
WILMSLOW 8 ½ MILES
(APPROXIMATE MILEAGES)

ACCOMMODATION IN BRIEF

The House

- Reception hall
- Drawing room
- Dining room
- Living dining kitchen
- Utility room
- Plant room
- Double garage
- Master bedroom suite incorporating dressing room and en suite bathroom
- Four further bedrooms (two en suite)
- Family bathroom
- Home cinema room
- Gym/pilates studio
- Sitting area
- Study
- Stunning tiered gardens
- Barbeque area
- Large driveway and parking

The Coach House

- Living kitchen
- Two bedrooms
- Shower Room area with basin and sep WC
- Large Single Garage
- Gardeners WC



DESCRIPTION

Stablehurst is an exceptionally proportioned family home with perfectly balanced and versatile accommodation over three floors, extending to nearly 7000 sq ft. Whilst being a modern house with a high specification interior it also pays tribute to the early Victorian era with large double glazed sash windows, high corniced ceilings, panelled doors and impressive spindle balustrade staircase.

Features include LED lighting, underfloor heating to the ground floor and bathrooms, a multi camera security system with remote access log in and 4K cabling to most rooms.

This handsome house is set around a grand reception hall with herringbone wooden flooring and central staircase spiralling the height of the house. Ground floor accommodation comprises a large drawing room, dining room or second sitting room, and a stunning living dining kitchen which spans the rear of the house and offers fabulous views over, and two sets of French doors to the gardens. The bespoke kitchen features a large island, granite work surfaces and a range of hand painted base and wall units. There is also a separate utility room and WC both by Thomas Crapper and cloakroom. Access to the integrated double garage is via the utility room.

To the first floor the impressive master suite includes a good sized dressing room and en suite bath and shower room with drench shower and twin sinks. There are four further large double bedrooms (two en suite, one with a sauna) and a family bathroom. Bathroom fittings are by Villeroy & Boch and Hansgrohe.

The second floor is currently presented for entertainment and exercise with a gym/pilates studio, home cinema room with bar, sitting area and study. If preferred this floor could be transformed into a further two bedrooms, en-suite and bathroom.

In addition to the main residence, the property has the rare benefit of a detached two bedroom coach house nestled in the gardens, ideal for a dependent relative or au pair. The Coach House incorporates an open plan living kitchen, two bedrooms, a shower room, WC, store, and large single garage. There is also an external gardener's WC.

GARDENS

Standing in approximately 0.6 of an acre, Stablehurst and its coach house enjoy stunning mature gardens. The property is approached via twin timber gates with entry phone system, leading to the driveway, which provides ample parking and access to both the double garage and coach house to the rear. The large tiered gardens are enclosed, with a south-westerly aspect, and a patio and barbecue area, creating a delightful al fresco dining area.

LOCATION

Bradgate Road is located in arguably the finest area of Altrincham, boasting close proximity to Dunham Forest Golf Club and a number of other large prestigious properties. This particular section of Bradgate Road is a cul-de-sac, thus ensuring the maximum degree of privacy.

Altrincham's busy market town centre lies within a mile, with its Metrolink services to Manchester city centre. Schools for all ages serve the area and the Bollin Valley and open countryside are literally on the doorstep. Hale's fashionable town centre is within a 5-10 minute drive and the North West comprehensive motorway network is easily accessible.





DIRECTIONS (POST CODE WA14 4QU)

From Altrincham Town Centre, proceed along the main A56 (Dunham Road) passing St Margaret's Church on the right hand side taking the 3rd turning on the right after approximately 200 yards into Bradgate Road. The Road then bears to the left, at a point where the road bears to the right carry straight on into the cul-de-sac section of Bradgate Road, whereupon Stablehurst can be easily identified on the left hand side.

PROPERTY INFORMATION

Services: Mains gas, electricity, water and drainage are currently connected. Gas central heating with underfloor to the ground floor and conventional radiators to first and second floors. Double glazing. K4 cabling to the majority of rooms, extensive security system with CCTV.

The coach house has the benefit of separate service and its own security system

Local Authority: Trafford Borough Council.
Telephone: 0161 912 2000.

COUNCIL TAX

Stablehurst: Band H. Amount payable 2019/20 £3,134.94.

The Coach House: Band C. Amount payable 2019/20 £1393.30

EPC RATINGS

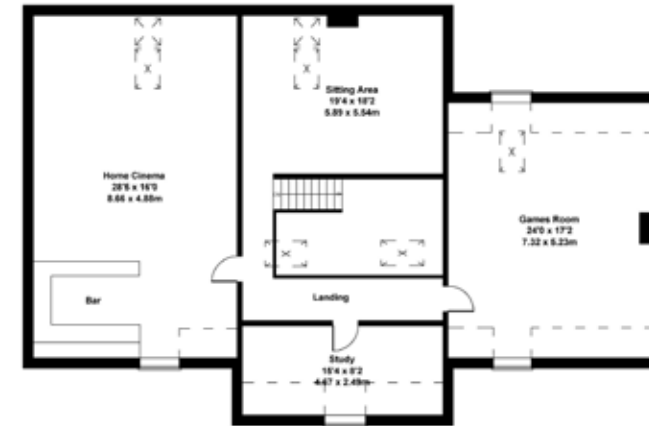
Stablehurst: B

The Coach House: C



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TOTAL APPROX. FLOOR AREA MAIN HOUSE: 6,912 SQ FT / 642.10 SQ M
COACH HOUSE: 1,138 SQ FT / 105.70 SQ M
TOTAL: 8,050 SQ FT / 747.8 SQ M



SECOND FLOOR



FIRST FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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