





Asking Price £3,500,000

Features

- Immaculately presented throughout
- Walking distance to Altrincham town centre
- Six bedrooms six bathrooms
- Triple garage
- Victorian Bowdon yellow brick
- Leisure facilities - Inc gym, steam room, cinema room
- 7,000+ sqft
- 0.38 acre plot
- Gated entrance
- Freehold



Woodville Road represents the very pinnacle of Bowdon and Altrincham living, a distinguished yellow Bowdon brick semi-detached Victorian residence of exceptional provenance, where heritage architecture and refined contemporary living exist in perfect harmony.

Immaculately presented and set within beautifully manicured grounds, this remarkable home commands attention from the moment it comes into view. Elegance, indulgence and an uncompromising commitment to quality define every inch. An extraordinary residence positioned just a short walk from the vibrant heart of Altrincham, within catchment of some of the region's most highly regarded schools.

Dating from the mid-nineteenth century, the property is a supreme testament to early Victorian craftsmanship. Soaring sash windows draw cascades of natural light deep into the home, whilst intricate ceiling architraves and a decorative balustrade lend grandeur and architectural drama throughout.



General information

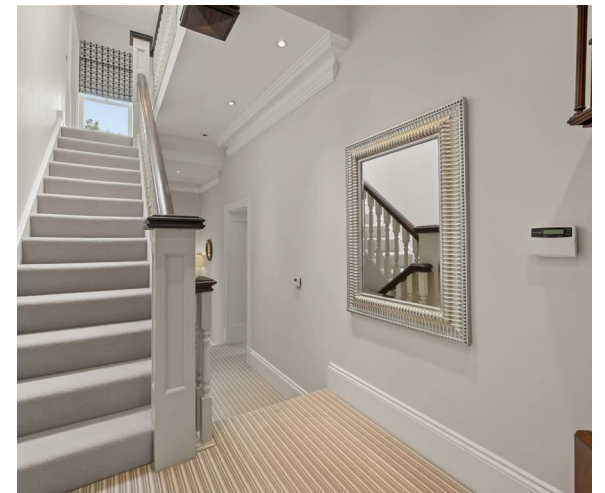
- **Tax Band:** H
- **Sqft:** 7039.00 sq ft
- **Plot:** 0.38 acre(s)
- **Bedrooms:** 6
- **Bathrooms:** 6



The ground floor flows with effortless sophistication; a formal dining room, elegant lounge and generous family room are complemented by a spectacular kitchen breakfast room appointed with a bespoke Heatherington Newman kitchen, alongside a utility room. Descending to the lower ground, an entirely private world of leisure awaits: a dedicated cinema room with cinematic seating, games room, gym with steam room and shower, a private office and a wine cellar.

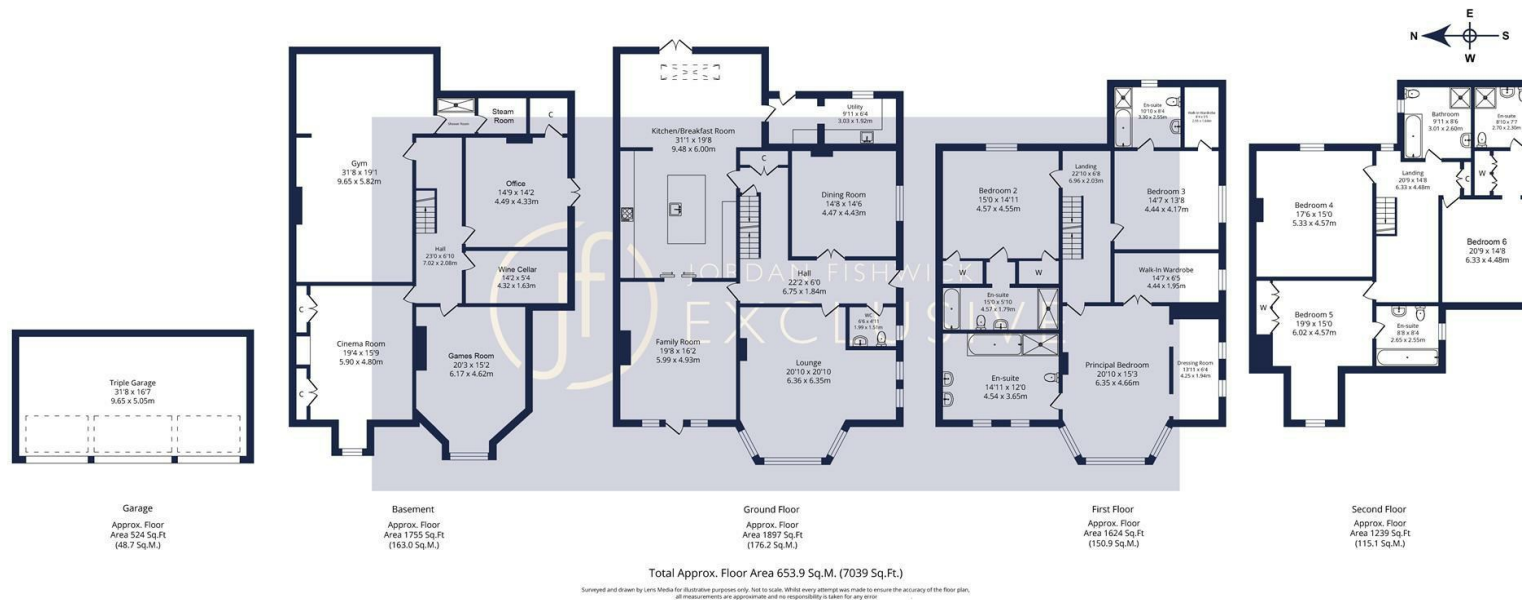
To the first floor, three double bedrooms each enjoy their own ensuite. The principal suite is a true retreat with his and hers dressing rooms and a lavish four-piece ensuite. Three further double bedrooms on the second floor are served by two ensuites and a separate bathroom.

Externally, the property is discreetly gated, offering complete privacy. Manicured gardens envelop the home, while a substantial rear courtyard, off-road parking for numerous vehicles and a triple garage complete this outstanding offering.









IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

