



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# The Coppice, 46 South Downs Road

Hale, Altrincham, WA14 3HN



£1,275,000

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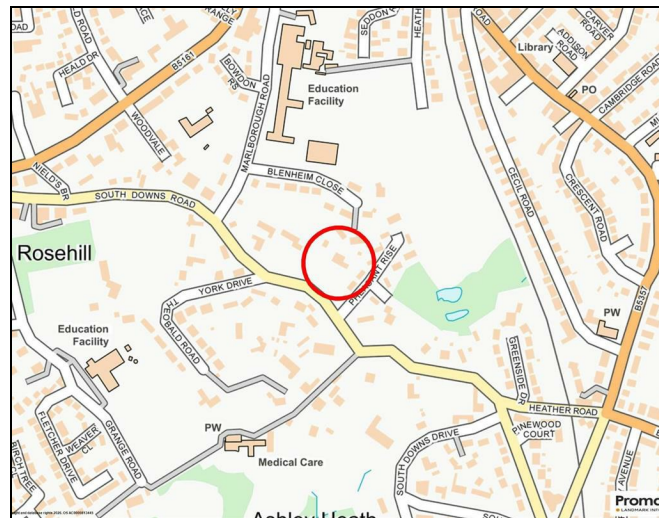
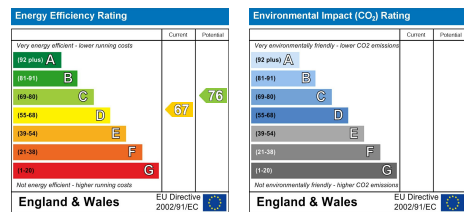


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A STUNNING ARTS AND CRAFTS CONVERSION SET IN BEAUTIFUL, PRIVATE GARDENS, JUST A SHORT WALK FROM HALE VILLAGE, ALTRINCHAM TOWN CENTRE, AND EXCELLENT LOCAL SCHOOLS, STYLISHLY APPOINTED THROUGHOUT AND VIRTUALLY UNSEEN FROM THE ROAD 2465 SQFT

Porch Hall. WC. Cloaks. Lounge. Family Room with Study Area. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Lower Ground Floor self contained Suite or Fifth Bedroom, Shower Room and Snug Den. Driveway. Detached Garage. Stunning Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A beautifully situated family home forming part of a beautiful Arts and Crafts mansion house converted into three distinctive properties, ideally located within walking distance of both Hale Village and Altrincham Town Centre and Altrincham Boys and Girls Grammar Schools.

Situated on this enormously desirable road surrounded by some of the most valuable properties in the area and within a stunning garden setting, views of which can be enjoyed from the principal Lounge and Bedroom.

The property is accessed via a long Driveway shared between just two properties that returns to a Parking Area and Garage positioned to the rear of the house and from here, this leads into the main entrance to the property. As such, the house is well set back and virtually unseen from the road.

The accommodation has been stylishly appointed, renovated and improved by the current owners and extends to approximately 2,500 square feet over Four Floors including converted Cellars and a Garage.

To the Ground Floor arranged off the Hall is a delightful Lounge with French doors and windows giving access to enjoying an aspect of the beautiful gardens and this room features paneling and a fireplace in keeping with the Arts and Crafts design. In addition to this Reception Room, there is an informal Family Living Room with a useful Study Area off.

A large L-shaped Dining Kitchen has been refitted and is well appointed with an extensive range of bespoke units with built in dishwasher, microwave and Quooker hot water tap. There is plenty of space for freestanding appliances.

## Ground floor WC and Cloaks

Over the Two Upper Floors are Four Bedrooms served by Two Bath/Shower Rooms with the top floor Bedroom utilised as a Home Study. The Principal Bedroom at First Floor level is a beautifully proportioned room with French doors onto a balcony enjoying the garden view.

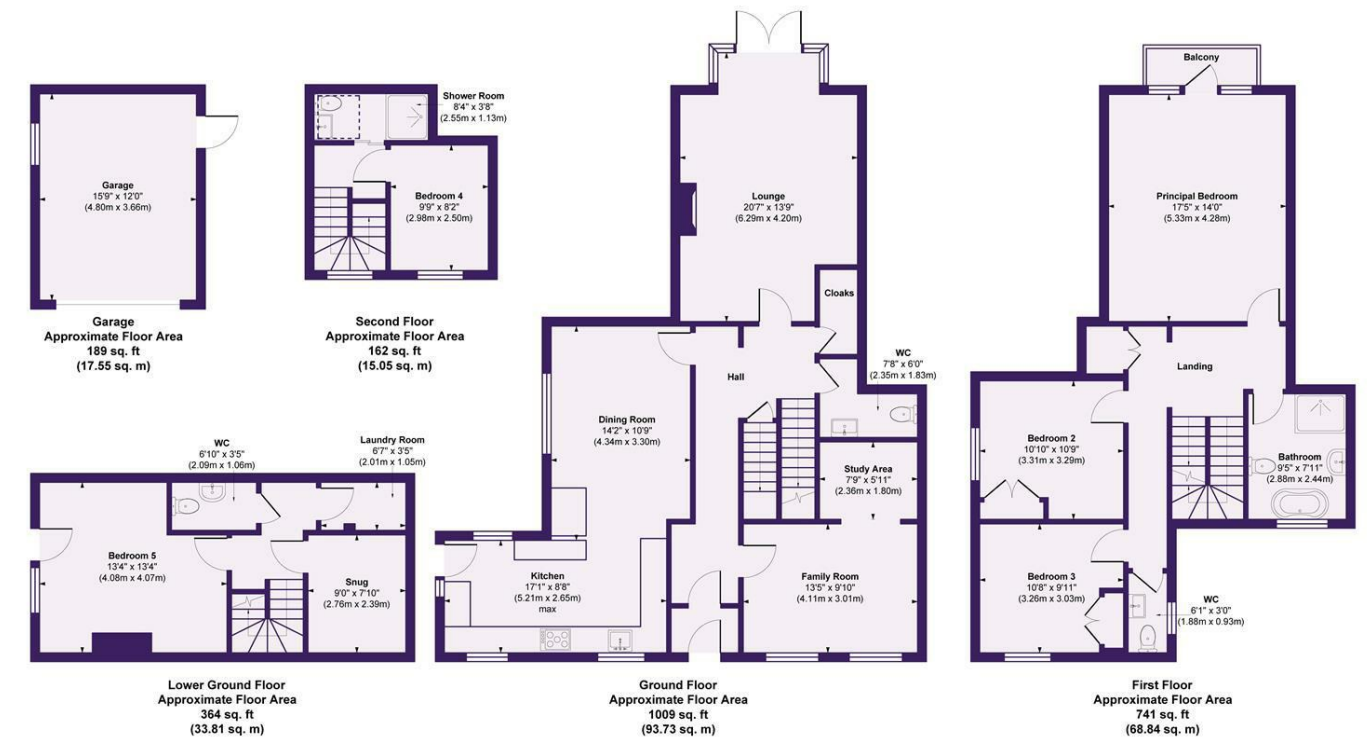
The Lower Ground Floor Converted Cellars provide an ideal Self Contained Suite since it also can be accessed externally, creating a Fifth Bedroom with adjacent Shower Room and a Snug/Den Living space.

Externally, there is generous Parking in addition to the Detached Single Garage and the Parking Area is enclosed with maturely stocked Gardens

The Garden area is accessed via the French door from the main Lounge with a raised patio terrace sloping down to a lawned garden with maturely stocked borders and additional sitting areas with the whole area being enclosed with substantial mature trees within the boundaries of this and neighbouring properties creating a most attractive outlook and excellent screening, as previously described this renders the property to be unseen from the road.

A really appealing and unusual property in a truly first class location.

- Freehold
- Council Tax Band F



Approx. Gross Internal Area 2465 sq. ft / 229.00 sq. meters (Including Garage)  
 Approx. Gross Internal Area 2276 sq. ft / 211.45 sq. meters (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.