



**I WOODCOTE 16 SOUTH DOWNS ROAD | HALE**

**£875,000**

A spacious and beautifully presented duplex apartment with private courtyard garden. Positioned in an exclusive gated development a short distance from the village of Hale and within close proximity to the Bollin Valley. The ground floor accommodation briefly comprises private entrance hall, dining room, fitted breakfast kitchen with integrated appliances, utility room/WC, primary bedroom with dressing room and en suite bathroom/WC, two further bedrooms and family bathroom/WC. Lower ground floor comprising sitting room, living room with French windows to the paved rear terrace, gym, study and cloakroom/WC. Gas fired central heating and double glazing. Resident parking and garages.

Tree lined landscaped grounds with a southerly and westerly aspect.

## DESCRIPTION

Woodcote is a prestigious development of just five spacious apartments standing within mature tree lined grounds in a highly favoured location just a few hundred yards from the village of Hale. Remotely operated wrought iron gates lead onto a resident parking area and each of the individual garages. The recently improved contemporary entrance is approached beyond an enclosed vestibule and communal reception area with lift and glass balustrade staircase to all floors.

The exceptionally well presented accommodation is arranged over two floors at ground and lower ground levels and provides well balanced living space combined with quality fittings. The current owners have commissioned several upgrades since taking possession including a replanned courtyard garden with raised flower beds and secluded paved terrace which is ideal for entertaining during the summer months. Importantly with a southerly aspect to enjoy the sunshine throughout the day.

Immediately upon entering the apartment there is a feeling of space with the impressive private entrance hall opening onto a naturally light and superbly proportioned dual aspect dining room. The adjacent breakfast kitchen has been refitted with contemporary matt grey units complemented by quartz work surfaces and a range of integrated appliances. In addition to a separate utility room/WC there is also a cloaks/storage cupboard positioned off the entrance hall. The remarkable primary suite comprises generous double bedroom, fitted dressing room and sumptuous bathroom/WC complete with separate shower enclosure. There are two further double bedrooms and luxurious family bathroom/WC featuring a separate shower enclosure.

A stylish staircase from the dining room provides access to the lower ground floor where an elegant sitting room opens onto an unusually large living room through double opening doors. This elegant reception room features French windows to the private paved rear terrace and large areas of glazing create a naturally light interior. There is also a substantial room currently used as a gym and the study may prove invaluable for those who choose to work from home. Completing the lower level is a cloakroom/WC alongside provision for storage.

Gas fired central heating has been installed together with double glazing throughout.

Externally to the side and rear of the property the beautifully landscaped shared gardens are laid mainly to lawn with stone paved pathways and well stocked borders and a variety of surrounding mature trees combine to create an attractive setting. Furthermore, the garage benefits from a remotely operated door.

The area is well placed for access to the surrounding network of motorways and within the catchment area of highly regarded primary and secondary schools. As previously stated Hale village lies a few hundred yards to the north with its range of individual shops, restaurants and wine bars and train station. In the opposite direction there are walks within the green belt of the River Bollin Valley.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED ENTRANCE VESTIBULE

Entry phone system. Individual mail boxes. Recessed LED lighting.

#### COMMUNAL RECEPTION AREA

Glass balustrade staircase and lift to all floors. Access to the rear gardens. Wall light points.

#### PRIVATE ENTRANCE HALL

Hardwood front door. Cloaks cupboard with hanging rail and shelving. Wood effect LVT flooring. Coved cornice. Radiator.

#### DINING ROOM

**15'9" x 13'10" (4.80m x 4.22m)**

Staircase with wrought iron balustrade to the lower ground floor. Three timber framed double glazed windows to the side and rear. Wood effect LVT flooring. Three wall light points. Coved cornice. Radiator.

#### BREAKFAST KITCHEN

**14'4" x 14'2" (4.37m x 4.32m)**

Fitted with a contemporary range of matt grey wall and base units beneath quartz work-surfaces/up-stands and under-mount stainless steel sink with Quooker instant hot water/mixer tap. Integrated appliances include a double fan oven/grill, combination microwave oven/grill, warming drawer, four zone induction hob with extractor/ light above and dishwasher. Plumbing for an American style fridge/freezer. Concealed floor standing boiler. Ample space for a table and chairs. Provision for a wall mounted flatscreen television. Two timber framed double glazed windows to the rear. Stone effect Karndean flooring. Recessed LED lighting. Entry phone system. Plinth lighting and convector heater.

#### UTILITY ROOM/WC

**6' x 5'9" (1.83m x 1.75m)**

Contemporary matt grey base units beneath granite effect heat resistant work-surfaces and inset composite sink with mixer tap and tiled splash-back. Space for an automatic washing machine and tumble dryer. White/chrome low-level WC. Stone effect Karndean flooring. Coved cornice.

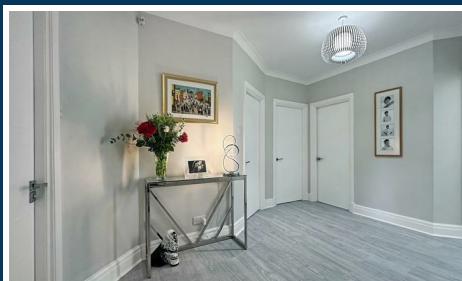
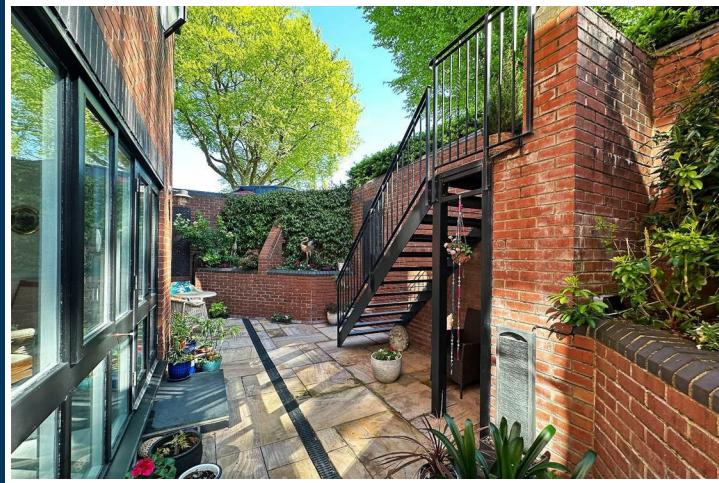
#### BEDROOM ONE

**18' x 14'2" (5.49m x 4.32m)**

Timber framed double glazed windows to the front and side. Coved cornice. Radiator.

#### DRESSING ROOM

Fitted with hanging rails and shelving. Light and power supplies.



## EN SUITE BATHROOM/WC

13'7" x 7'6" (4.14m x 2.29m)

White/chrome panelled bath with mixer tap, vanity wash basin with mixer tap, cantilevered WC with concealed cistern and cantilevered bidet with mixer tap. Wide tiled enclosure with thermostatic shower. Opaque timber framed double glazed window to the side. Tiled walls and floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## BEDROOM TWO

11'5" x 10'2" (3.48m x 3.10m)

Timber framed double glazed window to the front. Coved cornice. Radiator.

## BEDROOM THREE

14'4" x 9'10" (4.37m x 3.00m)

Timber framed double glazed window to the rear. Coved cornice. Radiator.

## BATHROOM/WC

11'9" x 11'3" (3.58m x 3.43m)

Fully tiled and fitted with a white/chrome suite comprising corner panelled bath with mixer tap, vanity wash basin with mixer tap, cantilevered WC with concealed cistern and cantilevered bidet with mixer tap. Walk-in shower beyond a glass screen with thermostatic rain-shower plus handheld attachment. High gloss white wall mounted cabinet. Two opaque timber framed double glazed windows to the front. Recessed LED lighting. Extractor fan. Two heated towel rails.

## LOWER GROUND FLOOR

### SITTING ROOM

17'8" x 13'8" (5.38m x 4.17m)

Two timber framed double glazed windows to the rear. Wood effect LVT flooring. Two wall light points. Coved cornice. Radiator. Double opening doors to:

### LIVING ROOM

22'5" x 21'3" (6.83m x 6.48m)

Timber framed double glazed French windows to the paved terrace beside matching tall windows to the rear. Timber framed double glazed window to the rear. Wood effect LVT flooring. Provision for a wall mounted flatscreen television. Five wall light points. Entry phone system. Coved cornice. Two radiators.

### GYM

17'3" x 13'8" (5.26m x 4.17m)

Built-in storage cupboard with shelving. Provision for a wall mounted flatscreen television. Coved cornice. Radiator.

### STUDY

9'9" x 6'7" (2.97m x 2.01m)

Fitted furniture including a twin pedestal desk and bookshelves. Provision for a wall mounted flatscreen television.

### CLOAKROOM/WC

6'7" x 5'3" (2.01m x 1.60m)

White/chrome wall mounted vanity wash basin with mixer tap and cantilever WC with concealed cistern all set within tiled surrounds. Storage cupboard with recessed LED lighting and shelving. Wood effect LVT flooring. Recessed LED lighting. Chrome heated towel rail.

### OUTSIDE

### GARAGE

9'6" x 18'2" (2.90m x 5.54m)

Remotely operated up and over door. Light and power supplies.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years and the Freehold of Woodcote is vested in a limited company of which each owner has an equal share. This should be verified by your Solicitor.

### SERVICE CHARGE

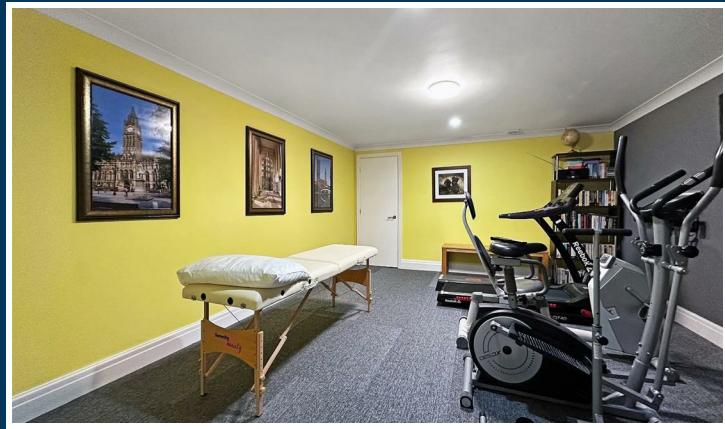
We understand the service charge is approximately £250.00 per calendar month. This includes cleaning, lighting and heating of common parts, window cleaning and maintenance of the grounds. Full details will be provided by our client's Solicitor.

### COUNCIL TAX

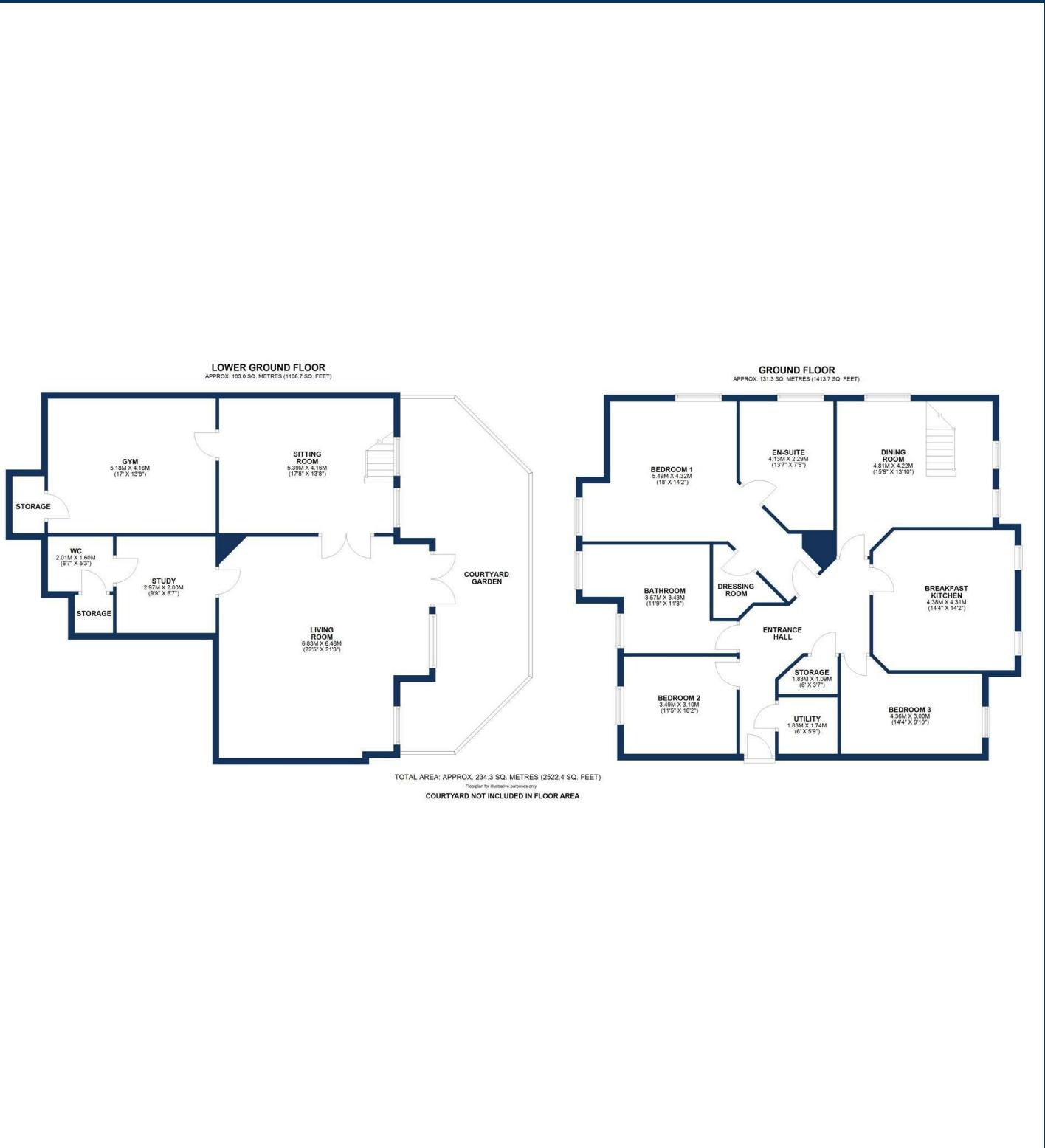
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### NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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