



THE AREA'S LEADING ESTATE AGENCY

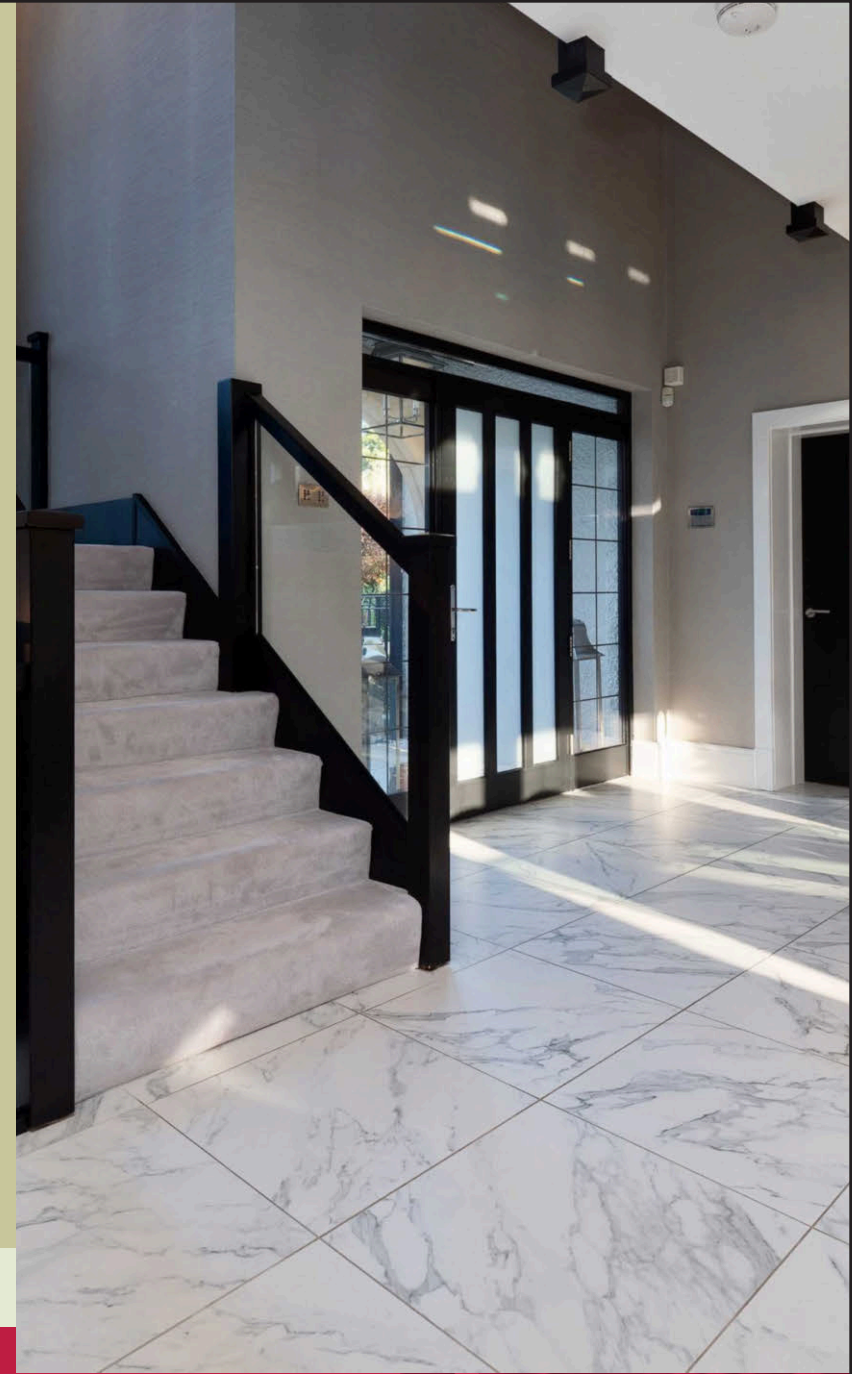
12 CHAPEL LANE Hale Barns

**GASCOIGNE HALMAN**

An individually designed and immaculately presented, detached mansion house in an extremely private location in Hale Barns. Arranged over three floors with four main reception rooms, five double bedrooms and five bath/shower rooms. Secure gated entrance, ample forecourt parking, attached double garage and stunning South facing landscaped gardens extending to over half an acre.

One of the finest houses currently available, is this splendid mansion house residence occupying a superb, private position within a highly desirable location in Hale Barns. The property has exacting attention to detail, arranged over three floors with secure gated entrance, driveway with ample off road parking, attached double garage and South facing manicured gardens in excess of half an acre. The ground floor has a covered porch, stylish reception hall opening to the dining room, a total of four main reception rooms with stunning open plan kitchen/dining/family room. The lower ground floor leisure complex comprises of a cinema room, play room, gymnasium, utility room and guest bedroom with en-suite and direct garden access. The master bedroom has a generous, fully fitted dressing room with en-suite and private balcony. There are three further double bedrooms at this level, all with contemporary en-suites. The house is approached through electric gates opening into a forecourt and leading to an attached double garage. There are stunning, South facing landscaped gardens to the rear which are mainly laid to lawn with sunken stone patio area, childrens soft play area and mature shrubbery offering excellent privacy.





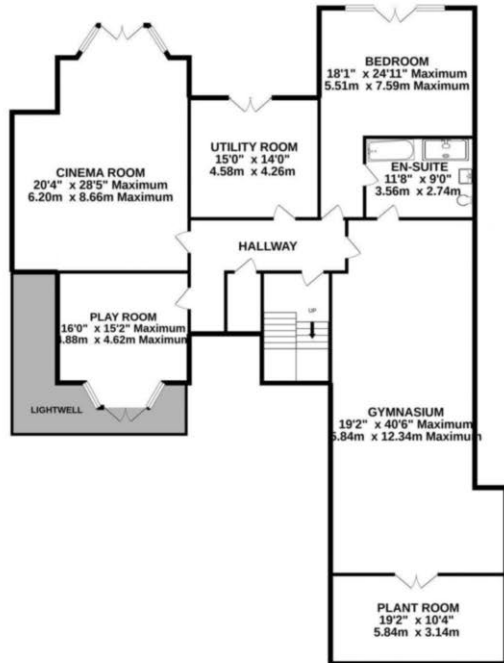
**GASCOIGNE HALMAN**



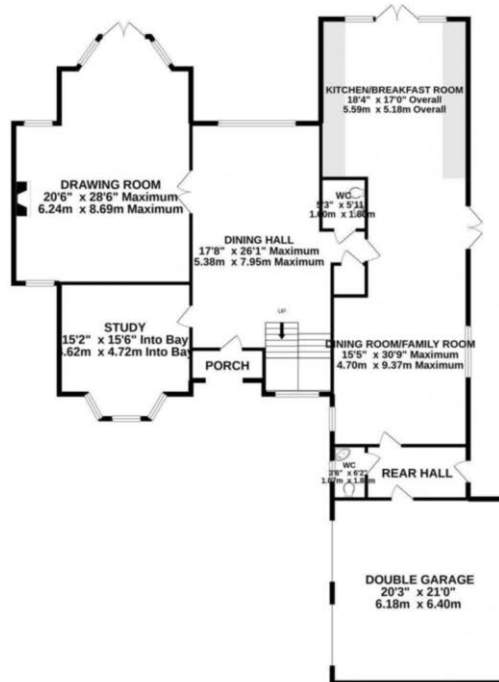


**GASCOIGNE HALMAN**

**BASEMENT**  
2562 sq.ft. (238.0 sq.m.) approx.



**GROUND FLOOR**  
2530 sq.ft. (235.1 sq.m.) approx.



**1ST FLOOR**  
2023 sq.ft. (187.9 sq.m.) approx.



**TOTAL FLOOR AREA: 7115 sq.ft. (661.0 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



#### **DIRECTIONS**

From our Hale Office travel up Westgate turning right at the top onto Broomfield Lane and immediately right again onto Hale road. Continue along Hale Road passing through the traffic lights with Delahays Road/Park Road, heading towards Hale Barns. Pass St Ambrose College on the right hand side turning right at the war memorial onto Wicker Lane. At the mini roundabout turn left onto Chapel Lane and the access road to the property is a short way along on the right hand side prior to reaching Carrwood.

#### **LOCATION**

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

#### **POSTCODE**

WA15 0HJ

#### **LOCAL AUTHORITY**

Trafford Borough Council. Tax band H. Amount payable for 2021/2022 is £3440.16.

#### **TENURE**

We believe the property to be Freehold. Subject to verification by solicitors.



[gascoignealman.co.uk](http://gascoignealman.co.uk)

SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Hale

176 Ashley Road, Hale, WA15 9SF  
0161 9296 8118 [hale@gascoignealman.co.uk](mailto:hale@gascoignealman.co.uk)

**GASCOIGNE HALMAN**