



**GASCOIGNE
HALMAN**

CULVERHEYS, 11 PLANETREE ROAD, HALE, WA15 9JL

THE AREAS LEADING ESTATE AGENT



CULVERHEYS, 11 PLANETREE ROAD, HALE, WA15 9JL

£1,950,000

A stunning, Arts and Crafts detached family home (extending to 3,800 sq ft) set in mature, landscaped gardens, within easy walking distance of Hale village.

The property is located on the edge of Hale Village, on a highly sought after road of similar styled large detached houses, close to extensive amenities, yet maintaining a leafy peaceful environment.

The House was designed in a classic Arts and Crafts style incorporating feature oriel windows to the principal elevation, beneath a steep pitched and slated roof with feature overhangs and detailing.

The 0.4 acre gardens created by award winning landscaped architecture practice, Barnes Walker incorporate a fantastic hand built garden room including kitchenette and bathroom, ideal for teenagers, elder relatives or live in help.

This desirable property is set back from the road with a secure gated entrance, ample off road parking and attached garage, currently fitted out as a gym.





A stunning, Arts and Crafts detached family home

Extending to approximately 3,800 sq ft

Within very close proximity of Hale village

Secure gated entrance, ample off road parking and garage

Feature oriel windows to the principal elevation

Gardens of 0.4 of an acre designed by Barnes Walker

Hand built garden room including kitchenette and bathroom

Significantly extended & updated

Martin Moore kitchen with appliances and silestone worktops

Five double bedrooms and four bath/shower rooms

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This attractive, five bedroom detached family home has been significantly extended and updated during the vendor's ownership, including replacement hardwood triple glazed lead light windows throughout, showing the care and attention to which this home has been maintained.

With character features befitting of the era it was built, the property offers all the benefits of modern day luxurious living, in a substantial home with impressive reception rooms and direct garden access from the bespoke living kitchen, with Martin Moore cabinetry, integrated appliances, silestone worktops, limestone flooring and feature lantern glazed ceiling, flooding the room with natural light.

The handmade, oak, air-conditioned wine room within the family room is sure to impress your guests.

To the ground floor there are three spacious reception rooms plus a study and substantial living kitchen with direct access to the utility room and gym/garage.

The entrance hall accessed off the secure storm porch, has a turning staircase and access to a downstairs WC. The kitchen opens to the family room making a superb area for the family to relax, work and play.

To the first floor, there are five double bedrooms centred off a large landing with feature stained glass window. The master bedroom has bespoke fitted cabinetry and an ensuite bath/shower room (Villeroy and Boch fittings).

Set within a private mature, garden plot, the property is approached through electric gates and features an impressive driveway for multiple visitors and their vehicles. The extensive gardens at the rear and side are designed for relaxation and entertainment, featuring mature shrubbery and foliage.







DIRECTIONS

From our Hale office travel along Ashley Road towards Ashley, at St Peters church turning left onto Harrop Road. Proceed up the hill and at the top follow the road around to the right where the road changes to Planetree Road. The property can be found a short distance along on the left hand side, in numerical order before reaching Park Road.

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

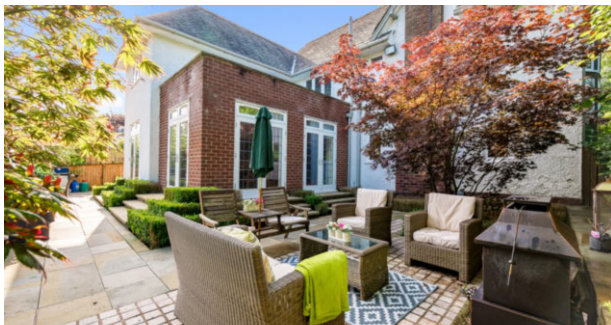
WA15 9JL

TENURE

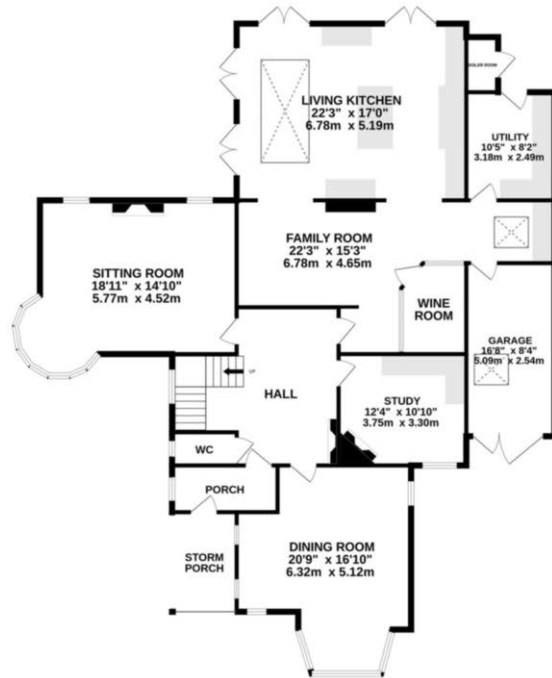
We believe the property to be Freehold. Subject to solicitors verification.

LOCAL AUTHORITY

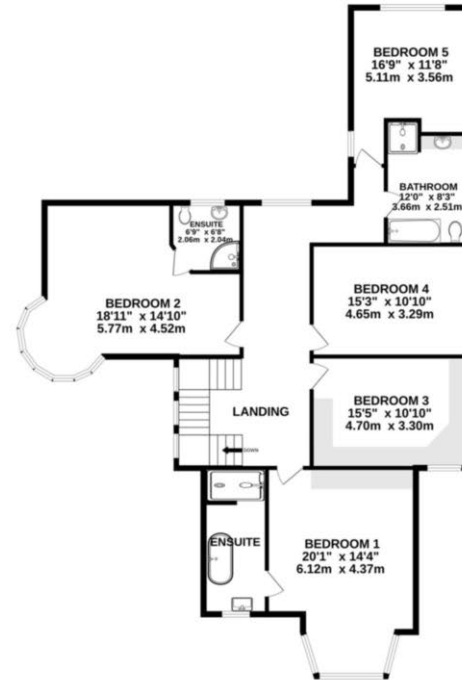
Trafford Borough Council. Tax band G. Amount payable for 2023/2024 is £3127.92.



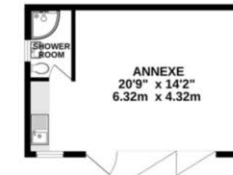
GROUND FLOOR
1964 sq.ft. (182.4 sq.m.) approx.



1ST FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



OUTSIDE
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 3748 sq.ft. (348.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



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