



**GASCOIGNE
HALMAN**

WINDYLOW, 13 HILL TOP, HALE

THE AREAS LEADING ESTATE AGENT



WINDYLOW, 13 HILL TOP, HALE

Offers Over £3,475,000

Windylow is situated in one of the area's most desirable residential locations on Hill Top. The property was built in 2015 and has undergone continuous updates and improvements since. This luxurious and contemporary detached family home has living accommodation extending to just under 6000 sq ft within a stunning plot of over 0.4 of an acre. The property has been completed to an exceptional standard with three large principle reception rooms plus an open plan family breakfast kitchen. Five double bedrooms and five bath/shower rooms. Beautifully landscaped gardens designed and created by Barnes Walker with stylish water feature, manicured lawns, raised decking areas and extensive secure, driveway leading to an attached double garage.





Located in one of the area's most desirable locations

Luxurious and contemporary detached family home

Stunning landscaped plot of over 0.4 of an acre

Gardens designed and created by Barnes Walker

Underfloor heating throughout the property

Air conditioning fitted in all the bedrooms



WINDYLOW | 13 HILL TOP, HALE

Windylow is an individual, architecturally designed detached family home which is arranged over three floors and is the ultimate lifestyle statement, in that it combines luxurious, contemporary fittings with a superb opportunity to reside in one of the most sought-after locations in Hale. The accommodation extends to approximately 6,000 sq.ft and sits in fully landscaped gardens, which compliment the property perfectly and provide the ideal setting for what is undoubtedly one of the finest properties of its type. On the ground floor there are beautifully proportioned reception rooms, including a reception hall, lounge, bar, living room, open plan live-in kitchen/family room with extensive, bespoke cabinetry and a range of built in appliances. To the first floor there are three complete bedroom suites, all with en-suites and the master having a spacious dressing room and walk-in wardrobe. The second floor has two further double bedrooms, both with en-suites. The property has CCTV installed and a Control4 home automation system controlling both interior and exterior lights and audio. Externally the attractive bespoke, landscaped garden is complimented by a stylish water feature, artificial lawn, outdoor lighting and various cleverly designed seating areas, completing this fine family home.

DIRECTIONS

From our Hale Office travel along Westgate, at the top turning right on to Broomfield Lane and right again on to Hale Road. Continue along Hale Road, passing the cemetery on the right hand side and at the traffic lights with Park Road, continue straight over in the direction of Hale Barns. Hilltop is the first turning on the right hand side and the property can







be seen a short way along on the left hand side in numerical order.

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.

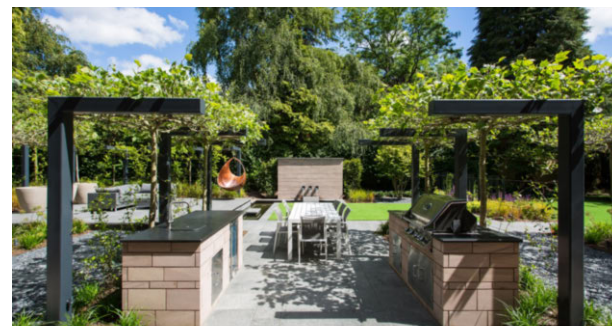


POSTCODE

WA15 0NJ

LOCAL AUTHORITY

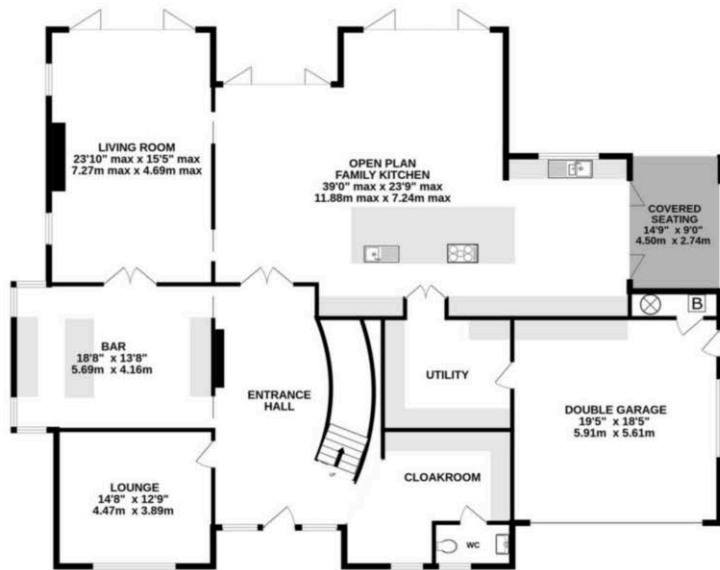
Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52.



TENURE

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

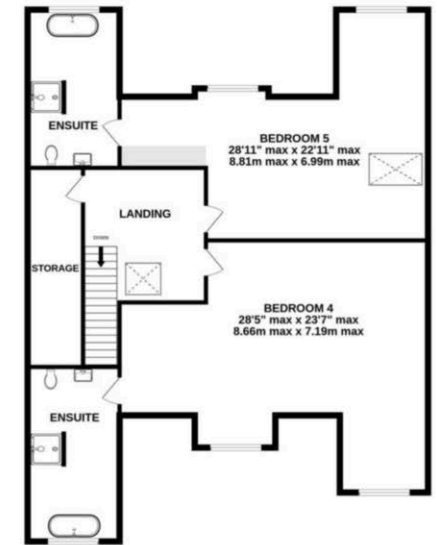
GROUND FLOOR
2648 sq.ft. (246.0 sq.m.) approx.



1ST FLOOR
1755 sq.ft. (163.0 sq.m.) approx.



2ND FLOOR
1445 sq.ft. (134.2 sq.m.) approx.



TOTAL FLOOR AREA : 5847 sq.ft. (543.2 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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