



**GASCOIGNE
HALMAN**

HOLMDALE, HARGATE DRIVE, HALE, WA15 0NL

THE AREAS LEADING ESTATE AGENT



HOLMDALE, HARGATE DRIVE, HALE, WA15 0NL

£3,500,000

Holmdale is a stunning, extended and refurbished detached period residence situated in one of Hale's prime residential locations. The property is arranged over four floors and is presented to an exceptional standard throughout with four reception rooms, six/seven bedrooms and six bath/shower rooms. Stunning landscaped and secure gated grounds extending to approximately 0.7 of an acre, including a sweeping driveway, double garage with mezzanine level and tennis court to the rear. VIEWING IS HIGHLY RECOMMENDED.





Secure gated entrance and sweeping driveway

Stunning, landscaped ground of approx. 0.7 of an acre

Extends to circa 6400 sq ft of accommodation

Four main reception rooms

Stylish, high gloss kitchen with a range of Miele appliances

Six/seven bedrooms

Six bath/shower rooms

Lower ground floor suite, ideal as an independent annexe

Lutron lighting & Control 4 home automation system

Ground source heat pump, solar panels & air conditioning

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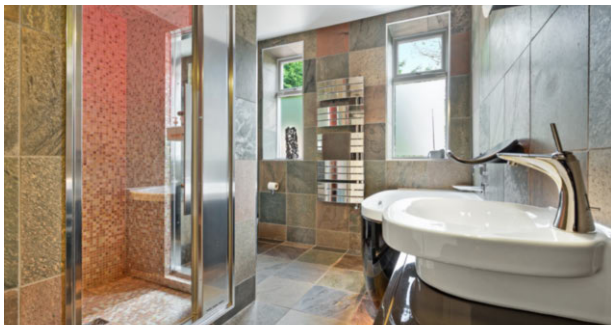
An impressive and superbly presented, detached family home which our clients have refurbished to a high standard throughout. Arranged over four floors and extending to approximately 6400 sq.ft this stylish property combines original period features, such as stained glass windows with a modern and contemporary interior. The property is approach via a secure gated entrance leading on to a substantial, block paved driveway which provides ample parking for several vehicles, and access to the attached double garage. Internally the rooms are all of excellent proportions with the lower ground floor currently utilised as a cinema room, bedroom with shower room and secondary kitchen. This would make an ideal annexe/suite for live-in help or as a suite for older children due to the private, external entrance. To the ground floor there is a study with feature stained glass window, sitting room to the front with access to the garden (currently utilised as an art studio), a generous dining room/lounge with feature, central fireplace with direct garden access and pocket door leading through to a contemporary, high gloss kitchen with extensive integrated Miele appliances, atrium roof and useful utility room adjacent. The upper two floors have six double bedrooms, all stylishly decorated and five bath/shower rooms. The master suite also has a dressing room with a range of bespoke cabinetry. Externally this manicured plot extends to approximately 0.7 of an acre with beautifully landscaped grounds, impressive, recently updated patio areas, mature shrubbery and a tennis court. A property sure to have wide appeal which is also offered for sale with NO ONWARD CHAIN.

DIRECTIONS

From our Hale office travel along Ashley Road in the direction of Ashley passing Harrop Road on your left and continue along to the Heathgate apartments on your right, turning left into Park Road. Travel along Park Road passing the shops on the right hand side and continue on







to Arthog Road. Climb up the hill passing The Avenue on the right hand side and continue along Arthog Road. Howard Drive will be found at the bend at the top of the hill. Turn left on to Howard Drive to the junction with Hargate Drive, turn right and the property can be found almost immediately on the left hand side.

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 0NL

TENURE

Freehold

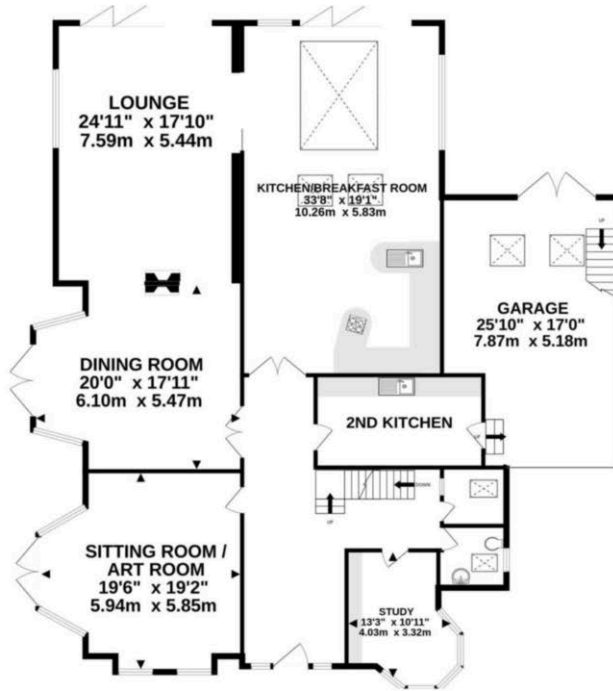
LOCAL AUTHORITY

Trafford Borough Council. Tax band H. Amount payable for 2024/2025 is £3941.76

BASEMENT
805 sq.ft. (74.8 sq.m.) approx.



GROUND FLOOR
2776 sq.ft. (257.9 sq.m.) approx.



1ST FLOOR
1833 sq.ft. (170.3 sq.m.) approx.



2ND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



GAR MEZZ
188 sq.ft. (17.5 sq.m.) approx.

TOTAL FLOOR AREA : 6302 sq.ft. (585.5 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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