



**GASCOIGNE
HALMAN**

WRENWOOD, BROADWAY, HALE, WA15 0PE

THE AREAS LEADING ESTATE AGENT

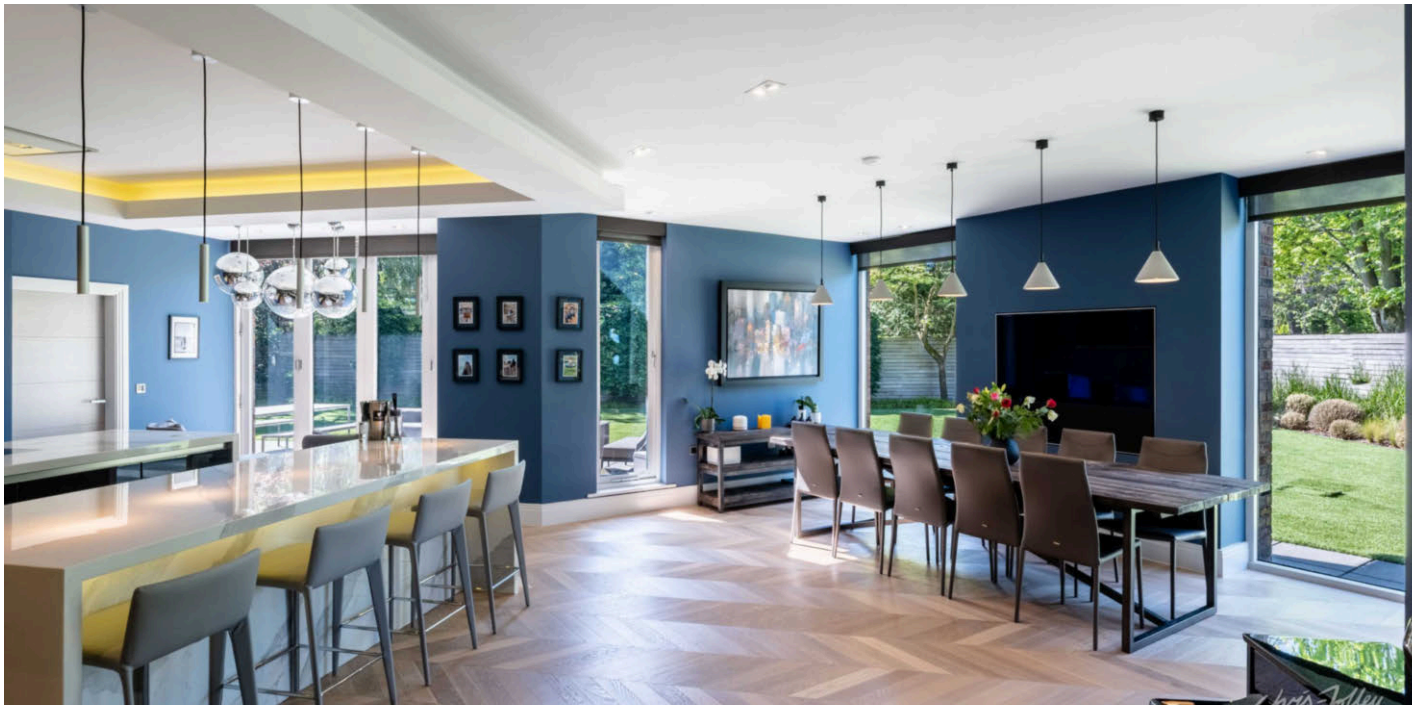


WRENWOOD, BROADWAY, HALE, WA15 0PE

£4,350,000

A stunning, bespoke detached family home on one of the areas most prestigious roads. Four main reception rooms with state of the art kitchen, four complete bedroom suites, indoor swimming pool, pool changing and sauna. Beautiful landscaped gardens with secure gated, sweeping driveway and lawned gardens to the rear. NO ONWARD CHAIN





A stunning detached family home, close to Hale village

Secure gated entrance with sweeping driveway

Attractive landscaped gardens

Four reception areas

Stunning bespoke kitchen and utility room

Indoor swimming pool, sauna and pool changing

Highly desirable, prestigious road in Hale

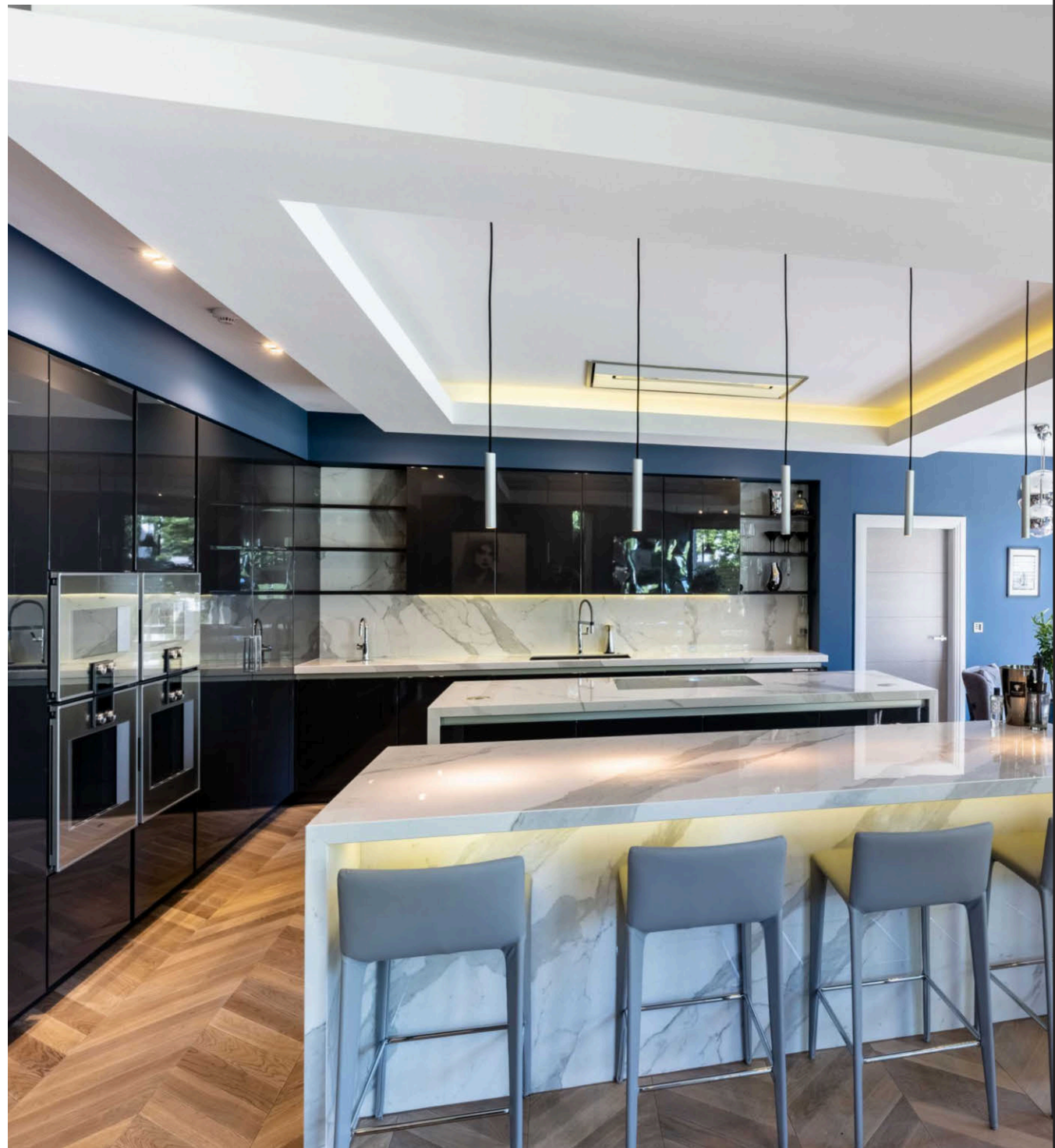
NO ONWARD CHAIN

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In our opinion Wrenwood is one of the finest houses currently for sale in the area. This splendid detached family home occupies a superb position on a quiet no through road in one of Hale's most prestigious localities. The property benefits from superb attention to detail having also been vastly improved by our current vendors. The property is arranged over two floors with entrance hall and cloaks leading to four reception rooms, stunning, bespoke, breakfast kitchen with an extensive range of cabinetry and integrated appliances and utility room adjacent. The first floor has two principal suites with dressing rooms and private bathrooms, plus two further bedrooms, both en-suite. The landing is fully glazed giving views over the indoor swimming pool with pool changing and sauna. Wrenwood is accessed via secure, electric gates onto a large forecourt, through to a large detached double garage to the rear. There are beautifully landscaped gardens to the rear which are mainly laid to lawn with a large patio area running the full width of the property.

DIRECTIONS

From our Hale Office travel along Ashley Road in the direction of Ashley and the Heathgate apartments on your right hand side turn left into Park Road. Pass the Park Road shops on your right hand side and continue onto Arthog Road. Travel up Arthog Road passing the sharp right hand bend and then turn left onto Bankhall Lane. The third turning on the left hand side is roadway. The



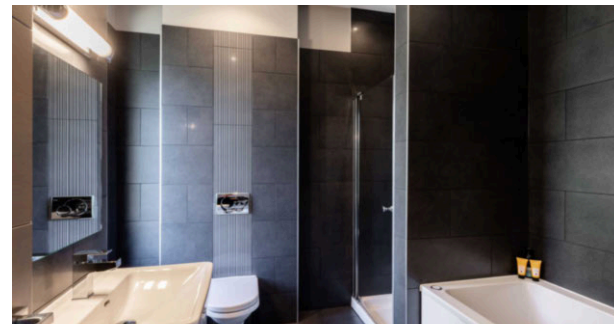
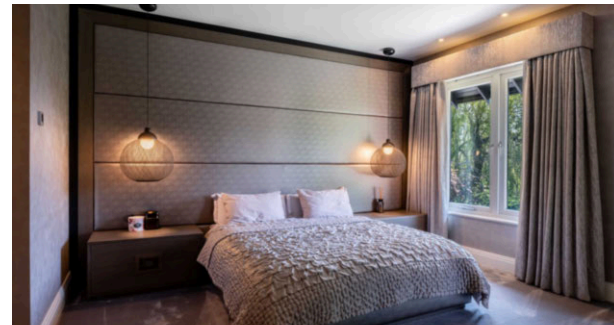




property can be seen almost immediately on the right hand side.

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, House of Fraser, etc. and 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

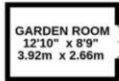
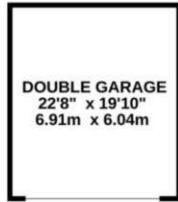
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TENURE

Freehold

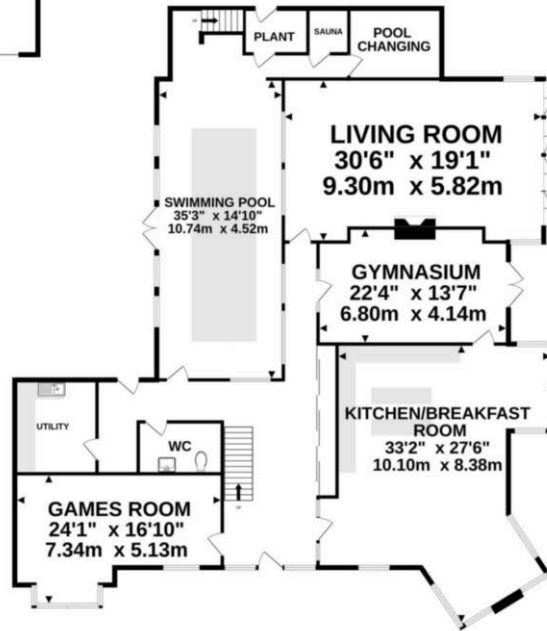
LOCAL AUTHORITY

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

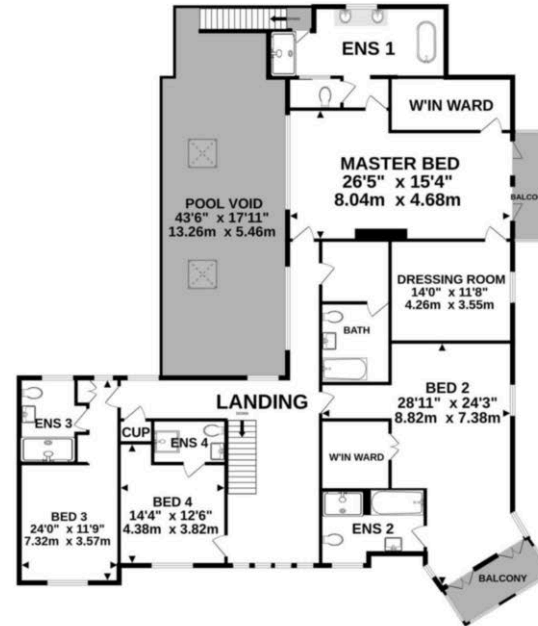


GROUND FLOOR
3327 sq.ft. (309.0 sq.m.) approx.

DETACHED GARAGE
449 sq.ft. (41.7 sq.m.) approx.



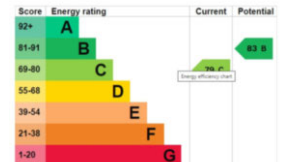
1ST FLOOR
2368 sq.ft. (220.0 sq.m.) approx.



TOTAL FLOOR AREA : 6143 sq.ft. (570.7 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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HALMAN**