



**GASCOIGNE  
HALMAN**

CHAPEL LANE, HALE BARNES, EPC RATING : C /  
COUNCIL TAX : H

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THE AREAS LEADING ESTATE AGENT





## CHAPEL LANE, HALE BARNES, EPC RATING : C / COUNCIL TAX : H

**£3,800,000**

Introducing Springwood, a stunning 21st-century mansion designed in the exquisite Arts and Crafts style, offering extensive and luxurious accommodation in an exceptionally private, mature setting. Completed in 2009, the home's graceful lines pay homage to the timeless architectural detail of the Arts and Crafts movement while embracing a contemporary design, perfectly tailored for modern luxury living. Nestled within 0.7 acre of beautifully landscaped gardens, Springwood spans an impressive 7,600 sq.ft. across four impeccably designed floors.





Arranged over four floors

Secure gated entrance and integral double garage

Three reception areas and open plan kitchen

Games/media room and gymnasium

Indoor swimming pool

Six bedrooms and five bath/shower rooms

0.70 acre landscaped garden plot

NO ONWARD CHAIN



## DESCRIPTION

Springwood's craftsmanship and attention to detail are exceptional. The exterior showcases intricate stonework that complements the traditional brick façade, enhanced by hardwood windows and crowned with an ornate slate roof. Inside, the home boasts high ceilings, deep skirting boards, bespoke stone fireplaces, and a handmade, custom-built kitchen. Every room features premium materials and high-end fixtures, from the luxurious bathroom fittings to the detailed woodwork.

Entering the property through grand oversized double doors, you are greeted by a magnificent entrance hall with beautifully detailed floor tiles and bathed in natural light from a towering floor-to-ceiling window. The highlight of the hall is the split-level American Walnut staircase, adding to the sense of grandeur. To the right, the formal drawing room features a bay window with views of the front gardens. Towards the rear, the heart of the home opens into a seamless, open-plan kitchen, dining area, and day room. The bespoke kitchen, with its large central island and top-of-the-line appliances, is designed to be the hub of the home. French doors from the day room lead to a Juliet balcony, while the bay window in the kitchen opens onto a spacious upper patio, which cascades down to the rear gardens and surrounding woodland. A large utility room, accessible from both the garage and side entrance, ensures functional ease.

The expansive basement has an abundance of natural light, thanks to the south-facing glass walls. A lovely feature of the lower level is the games/media room, complete with a fully equipped bar, featuring glass shelving, wine and drink coolers, a dishwasher, and a stainless-steel sink. Bi-fold doors open onto the sun terrace, creating the perfect setting for entertaining guests. Adjacent is a spacious study with a bay window, ideal for quiet contemplation or remote work.

The leisure suite is truly remarkable, featuring a stunning 10m x 4m pool equipped with mood lighting for a luxurious atmosphere. Double doors and bi-folding glass panels open to the lower sun terrace, blending indoor and outdoor living. Next to the pool, the glass-walled, air-conditioned gym is fitted with professional-grade equipment, including a dedicated free weights area. The suite is complete with a sauna, a changing room, a shower, and a WC, offering a true spa-like experience.

On the first floor, the master bedroom suite is a sanctuary of comfort and style, featuring a bay window with serene views over the south-facing gardens. The suite includes a dressing room with laundry











chute that connects directly to the utility room below. The master en-suite is a true retreat, with an expansive shower, freestanding bath, and twin sinks, all set against striking tile work and enhanced by mood lighting. Three additional double bedrooms, each with en-suite bathrooms, are also located on this floor, two with garden views and one with a bay window overlooking the front.

The second floor opens onto a bright and spacious galleried landing, with a picture window providing sweeping views of the rear gardens. This level includes two more generously sized double bedrooms, each with views of the rear garden and Velux windows, as well as a shared family bathroom.

Springwood's expansive, professionally landscaped south-facing gardens are a tranquil retreat. Mature shrubs, conifers, and specimen trees create a lush, private oasis, with a large lawn that gently slopes down to the woodland at the garden's edge. A dedicated children's play area, complete with a mini 5-a-side football pitch and basketball court, provides space for active play. The rear garden's southern orientation ensures ample sunlight throughout the day, with breathtaking sunset views from the sun terraces. The front garden is equally well appointed, bordered by a holly hedge and featuring double electric gates and a spacious double garage.

With its blend of classic design and modern luxury, Springwood is an exceptional property, offering an unrivalled lifestyle in a beautifully secluded setting.

#### **POSTCODE**

WA15 0HJ

#### **DIRECTIONS**

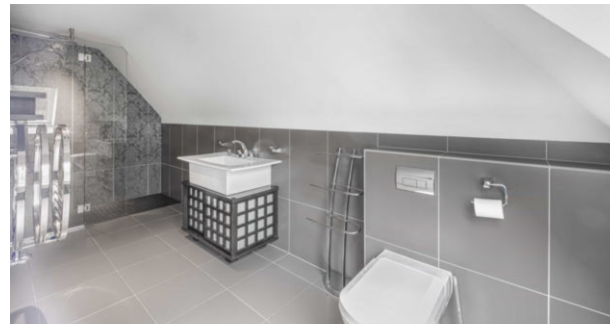
From our Hale office travel up Westgate, at the top turning right onto Broomfield Lane and right again onto Hale Road. Continue through the traffic lights at Park Road towards Hale Barns centre and pass St Ambrose College on the right hand side. Take the next turning on the right hand side, down Wicker Lane and at the mini roundabout turn left onto Chapel Lane. The access road to Springwood is a short way along on the right hand side prior to reaching Carrwood.

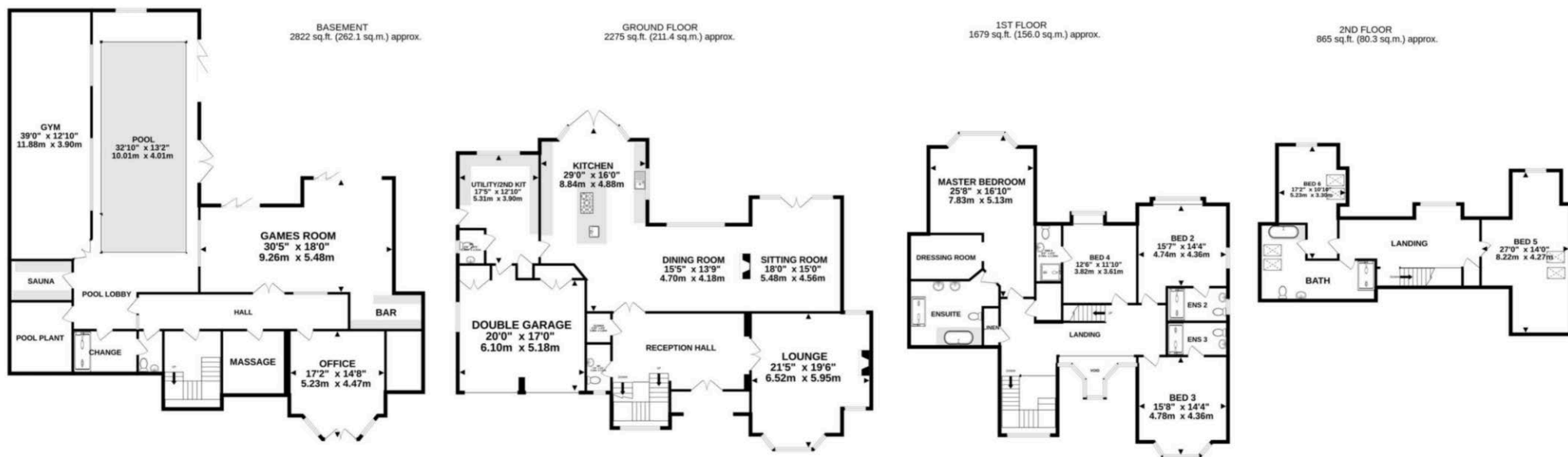
#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

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





**TOTAL FLOOR AREA : 7641 sq.ft. (709.9 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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