



**GASCOIGNE  
HALMAN**

GLENBURNE, CHAPEL LANE, HALE BARNES

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THE AREAS LEADING ESTATE AGENT



## GLENBURNE, CHAPEL LANE, HALE BARNES

**£3,750,000**

Introducing Glenburne, a stunning 21st-century mansion designed in the exquisite timeless Arts and Crafts style, offering extensive and luxurious accommodation which spans over three floors. The approach to Glenburne is down a private driveway, the property is set in an exceptionally private, secluded plot with stunning south-facing landscaped gardens extending to over half an acre. This property promises both elegance and exclusivity.

Built in 2009 and fully refurbished in 2019, the utmost taste and style has been executed throughout the property. Each room hosts its own defined personality showing Glenburne's classic contemporary design, featuring high-end fixtures and premium materials. Luxurious touches have been incorporated throughout, from bookmatched marble in the kitchen to hand-painted bespoke cabinetry. One needs to explore the three floors to appreciate this stunning, innovative home fully.

Meticulous craftsmanship and attention to detail are implemented in every aspect of Glenburne creating a truly unique home. The exterior impresses with its intricate stonework, enhanced by hardwood windows and crowned with an ornate slate roof. The driveway showcases a bonded resin finish and inside the home boasts high ceilings, deep skirting boards, a bespoke stone fireplace, bespoke cabinetry and a handmade custom-built kitchen.





Classic contemporary family mansion house

Arranged over three floors

Private driveway and secured gated entrance

Parking for several vehicles plus an integral double garage

Five reception areas and open plan kitchen

Games/media room and gymnasium

Five bedrooms all ensuite

7370 square feet

South facing grounds of over half an acre

NO ONWARD CHAIN



## GLENBURNE | CHAPEL LANE, HALE BARNs

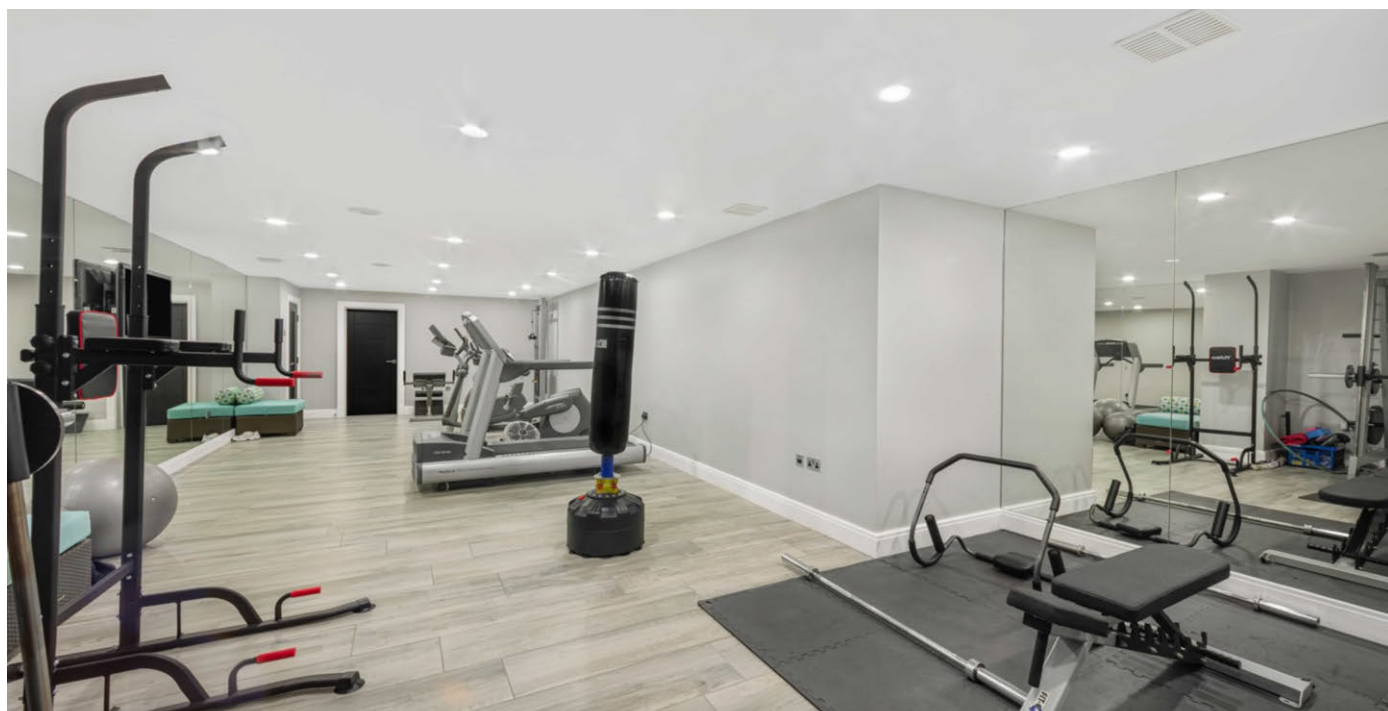
Upon entering Glenburne the magnificent, grand reception hallway carries through to a sophisticated formal dining space with discreet screening and a large window overlooking the picturesque gardens, allowing the dining hall to be bathed with natural light. The bespoke staircase is encased within a towering double height floor to ceiling window, which also floods the entrance hall with light. Through double doors, a spacious formal lounge, with Jacaranda carpets and an exquisite Chesneys of London fireplace, offers a cosy yet sophisticated elegant setting, and a bay window with a Juliette balcony overlooks the rear gardens. At the front a versatile study/playroom/lounge adds further functionality. The first of two ground floor w/c's are accessed from the hallway and is enhanced with hand-painted wallpaper.

The living kitchen and dining area is a truly unique space and is the hub of the home. The open-plan living kitchen features bespoke hand-painted cabinetry, a striking book-matched marble island, quartz worktops, Gaggenau sub-zero fridge, freezer and wine cooler. It is also fitted with a Quooker boiling tap, four ovens, plate warmer and a Bosch Wi-Fi induction hob. A separate breakfast/coffee station adds a practical touch. This kitchen boasts large French doors, which open to a Juliet balcony, enjoying fabulous views over the gardens and streamed woodland beyond. A large living space finishes this area and also provides access to the second w/c, cloakroom, and the attached double garage which features a dog shower.

Ascending to the first floor via a galleried landing, you'll find four generous double bedrooms, each with its own en-suite, and Villeroy and Boch sanitaryware. The master suite embodies timeless elegance and boasts a dressing room and en-suite, with expertly crafted and beautifully designed cabinetry, through a glass door is the access to a private balcony with serene views over the south-facing gardens, making this an inviting and luxurious retreat.

The expansive lower ground floor level at Glenburne highlights the versatility of a modern home. This impressive space includes a guest suite with its own bathroom featuring Villeroy and Boch sanitaryware, a large laundry room with the potential to serve as a second kitchen, a home cinema/games room featuring a large cinematic style screen, a home gymnasium, a plant room and a home office for remote work or quiet contemplation with its own external access. The rear of this level opens onto a sun-drenched lower terrace, allowing natural light to flow through. This terrace is accessible through french doors from the cinema/games room, utility room and guest bedroom. Stone steps lead from this level up to the garden.







Glenburne is equipped with underfloor heating throughout and Westex Velvet luxury carpets, providing consistent comfort and elegance. This property benefits from a comprehensive monitored security system, with door and motion sensors at NACOSS standards and monitored smoke detectors throughout. Access is via electric gates and every room offers programmable mood lighting and sound system, to enhance the atmosphere and the luxury living experience.

Glenburne's expansive natural Indian stone rear terraces enjoy the southern orientation soaking up the sunlight throughout the day, and enhance the opportunity for relaxation and alfresco entertaining. Beautifully landscaped south-facing gardens provide a tranquil retreat and harmoniously combine mature shrubs, conifers, and trees with newly designed borders. A dedicated child's play area provides space for active play. The large lawned area overlooks the woodland beyond, which makes this garden a private oasis. The outdoor spaces are as stylish and inviting as the interior, making this an exceptional home of quality, offering a luxurious lifestyle in a stunning and secluded setting.

#### 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.

#### POST CODE

WA15 0HJ

#### LOCAL AUTHORITY

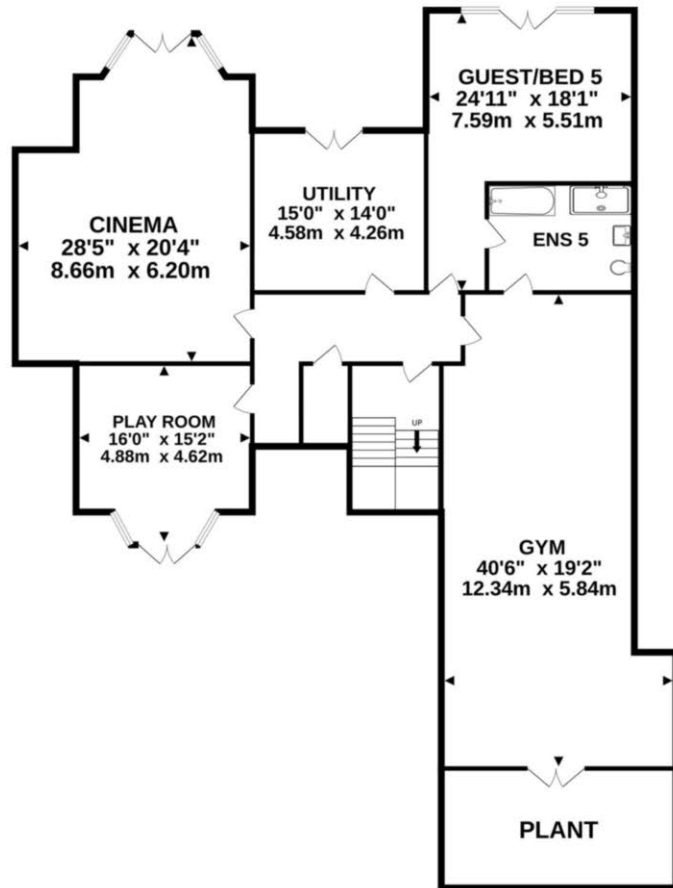
Trafford Borough Council Tax Band H. Amount payable for 2024/2025 is £3941.76

#### TENURE

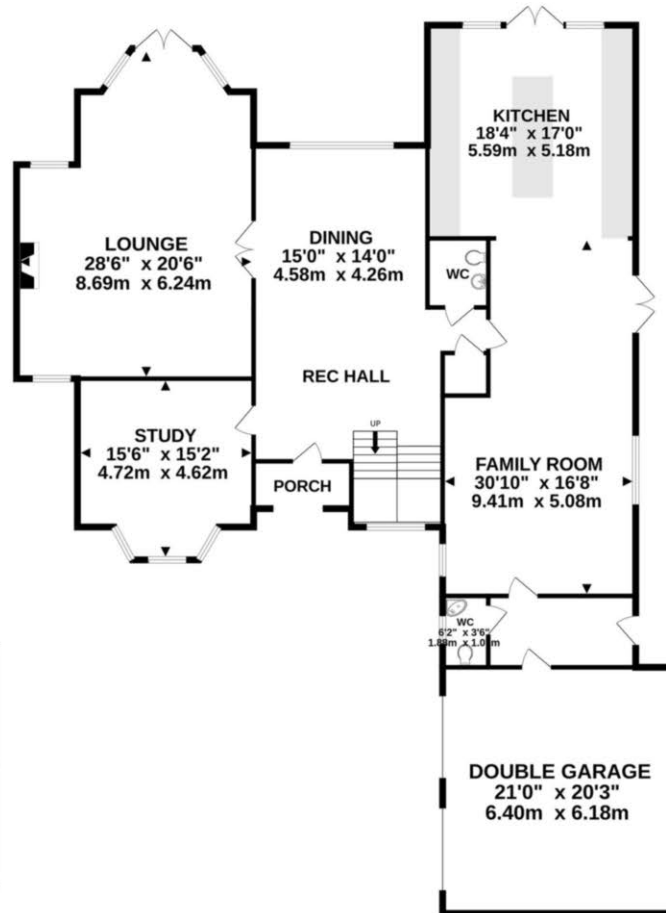
Freehold



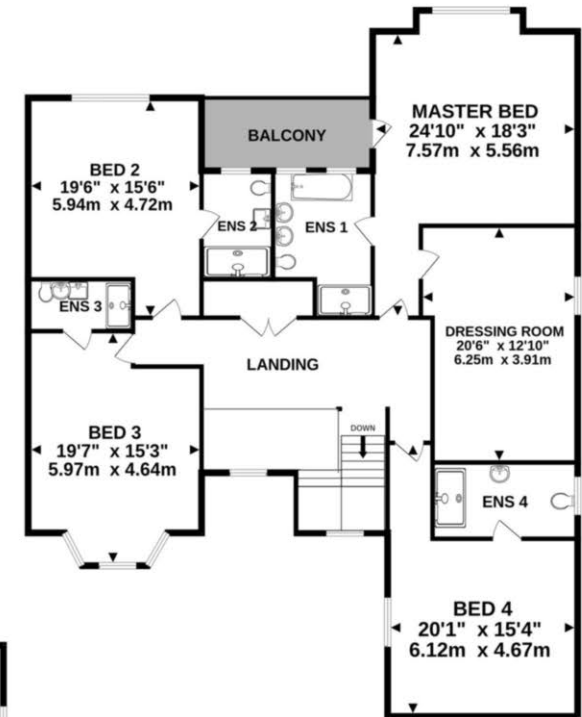
**BASEMENT**  
2734 sq.ft. (254.0 sq.m.) approx.



**GROUND FLOOR**  
2539 sq.ft. (235.9 sq.m.) approx.

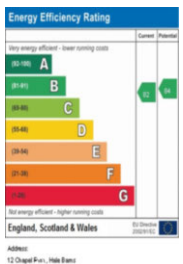


**1ST FLOOR**  
2097 sq.ft. (194.8 sq.m.) approx.



**TOTAL FLOOR AREA : 7370 sq.ft. (684.7 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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HALE OFFICE

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