



# **GASCOIGNE HALMAN**

GREEN MEADOWS, BARROW LANE, HALE

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THE AREAS LEADING ESTATE AGENT



## GREEN MEADOWS, BARROW LANE, HALE

**£5,750,000**

Combining exceptional original design, meticulous space planning, and superior build quality, Green Meadows epitomises stylish, modern family living.



Private secluded location

Over 10000 sq ft

Six Bedrooms Six Bathrooms

Master Suite with two Dressing Rooms

Four Reception Rooms

Basement Leisure and Entertainment

0.73 Acre Plot

Floodlit Football Training Pitch

Basketball Court





## GREEN MEADOWS | BARROW LANE, HALE

Combining exceptional original design, meticulous space planning, and superior build quality, Green Meadows epitomises stylish, modern family living. Situated on a beautifully landscaped 0.73-acre plot, this remarkable six-bedroom, six-bathroom residence showcases outstanding craftsmanship and attention to detail.

### A Blend of Traditional Charm and Modern Sophistication

Built in 2019 by a renowned local developer, the property features mellow Cheshire brick elevations, ornate stonework, and an elegant roof design, complemented by traditional sash windows that lend the appearance of a distinguished period home. However, this timeless façade conceals a cutting-edge interior, seamlessly blending modern luxury with classic grandeur.

### An Entrance to Impress

Upon entering, the impressive reception hallway sets the tone for the home's opulence. Its double-height oval atrium, paired with glazed doors framing a view of the spectacular rear garden, is a striking first impression. Every detail has been designed with luxury and practicality in mind, incorporating state-of-the-art technology, from underfloor heating to a fully controllable media, lighting, and security system.











## Elegant and Functional Living Spaces

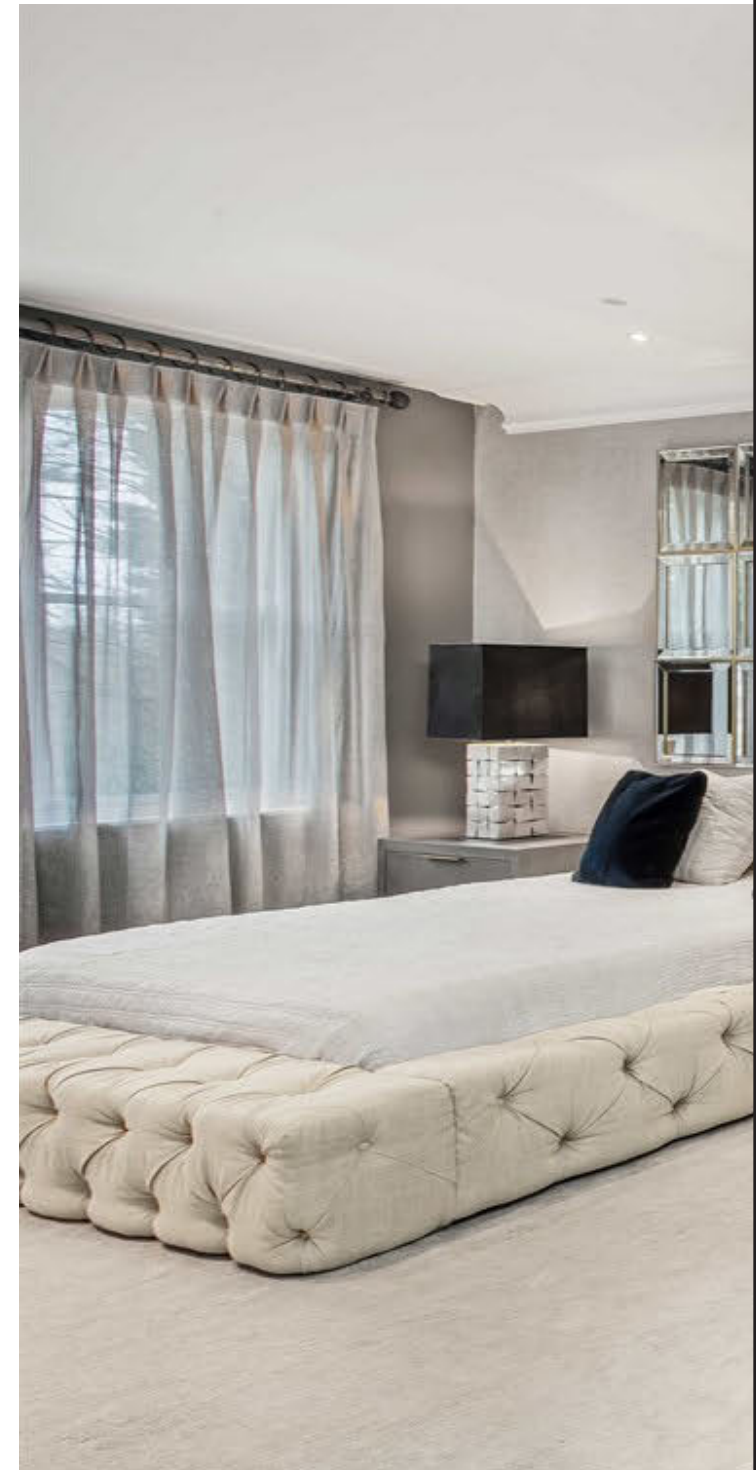
Arranged over four floors, the home offers versatile accommodation for every lifestyle need:

- Ground Floor: Features three versatile reception rooms and a stunning open-plan living kitchen and dining space with bi-fold doors that open onto the rear garden, merging indoor and outdoor living.

- First Floor: The master suite includes a spacious dressing room, a luxurious ensuite shower and steam room, and a further dressing area accessed via a private staircase. Two additional double bedrooms, each with ensuite bathrooms, are connected by a striking gallery landing.

- Second Floor: The top floor boasts three more double bedrooms with ensuite bathrooms, all centered around another gallery landing.

- Basement Complex: A unique highlight, the basement is dedicated to leisure and entertainment, featuring a large gym/studio, a physio room, a sauna, a guest suite with a kitchenette, a cinema room, and an extraordinary bar and club area.





## Immaculate Outdoor Spaces

The exterior complements the interior luxury with equally thoughtful design. Set behind secure electric gates, the property offers a large forecourt driveway leading to a double garage with an adjacent basketball court. The beautifully landscaped garden features a floodlit football training pitch, manicured lawns, and extensive south-facing patio areas ideal for relaxation or entertaining. The outdoor cabana, complete with a kitchen, makes alfresco dining an absolute delight.

## A Premier Location

Tucked away off the prestigious Barrow Lane, Green Meadows enjoys a private, secluded position with no passing traffic and an unspoiled rear outlook. This home is not only one of the finest in the area but also commands true street presence with its distinctive style, luxurious New York-inspired interiors, and Italian design influences - a perfect fusion of elegance and flair.

Green Meadows redefines luxury living, offering an unparalleled lifestyle in a truly remarkable 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.

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**LOCAL AUTHORITY**

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

**TENURE**

Freehold

**POSTCODE**

WA15 0DN



BASEMENT LEVEL  
2971 sq.ft. (266.7 sq.m.) approx.

GROUND FLOOR  
2978 sq.ft. (274.6 sq.m.) approx.

1ST FLOOR  
1820 sq.ft. (178.4 sq.m.) approx.

2ND FLOOR  
2002 sq.ft. (188.8 sq.m.) approx.



TOTAL FLOOR AREA : 10174 sq.ft. (945.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GARAGE  
273 sq.ft. (24.7 sq.m.) approx.



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**HALE OFFICE**

**GASCOIGNE  
HALMAN**