



**GASCOIGNE
HALMAN**

DOWNINGS, ASHLEY ROAD, ASHLEY

THE AREAS LEADING ESTATE AGENT



DOWNINGS, ASHLEY ROAD, ASHLEY

£1,250,000

A beautifully presented and thoughtfully remodelled Four Bedroom Detached Family home, within easy reach of both Hale and Knutsford. With four spacious Double Bedrooms each with its individual character and features, and three stylishly appointed Bathrooms, the property offers the perfect setting for family life. With views over open Green Belt and private tree lined setting, the property is also well placed for Ashley Train Station, with its service to Manchester.

Entering the property from the Porch into the spacious Hallway your view is drawn straight through the property with views cross the garden to the countryside beyond, through the large window. The Entrance Hallway is the hub of the home providing access off to the following ground floor accommodation:

To the front elevation the spacious and light Sitting Room has a brick feature Fireplace with Log Burning Stove. With large bay window overlooking the tree lined driveway and double doors opening onto the garden, this double aspect room provides a comfortable space for the whole family. Also overlooking the front elevation there are double doors from the Hallway into the Dining Room and a further Lounge for more informal relaxation.





The heart of the Home is very definitely the superb Living Dining Kitchen, with Double aspect views over the garden and beyond. Fitted with contemporary Shaker style units with large Larder storage cupboard, integrated Neff appliances and instant hot water tap, the fully equipped kitchen also leads to a useful Utility Room with access to the garden and a feature Pantry/Bar with glazed door. There is also the benefit of underfloor heating in both the Kitchen and the Utility Room. The centre piece is undoubtedly the impressive centre island providing ample space for dining and social family gatherings.

Completing the Ground Floor accommodation, a spacious Office/Study overlooks the rear and side garden and a separate Laundry Room with shower and separate downstairs WC mean the property really offers everything needed for contemporary family living.

To the first floor, there are Four Bedrooms with the Principal Bedroom suite having a separate Dressing Area, En-suite Bathroom and Double French Doors with Juliette Balcony offering far reaching views. Bedroom Three has a French Window with Picture Window and Juliette Balcony and is serviced by a contemporary En-suite Bathroom. Bedroom Two has a Feature Window Seat, with views to the front of the property and along with Bedroom Four is serviced by the spacious Family Bathroom with large Walk-In Shower and Roll Top Bath.

Outside the Paved Driveway has parking for several cars and leads to the Detached Double Garage with remotely operated Electric Up and Over Door. The Gardens wrap around the property and the large, paved patio area provides space to entertain. Alongside a lawned area, there is a separate area with raised beds.

There are mains Gas, Electric and water connected, and drainage is to a recently installed Treatment plant.

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.

LOCAL AUTHORITY

Cheshire East Council Tax Band G - Amount payable for 2024/2025 is £2987.65

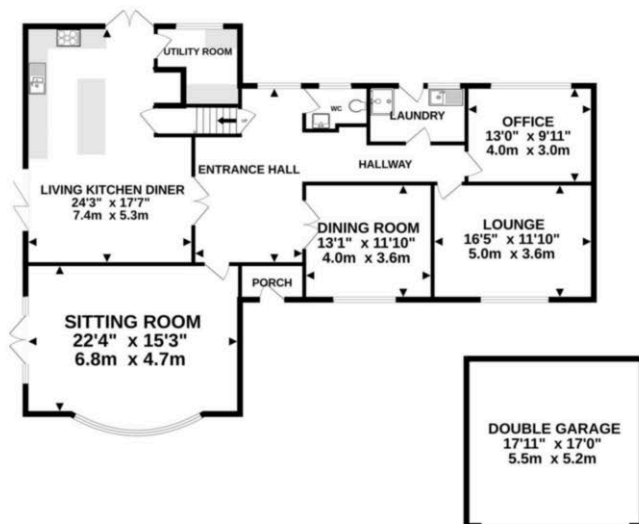
TENURE

Freehold

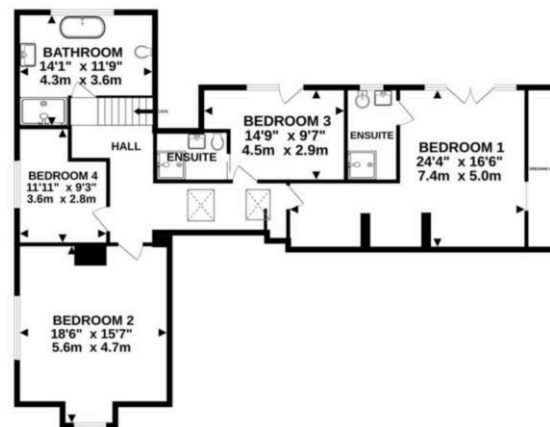
POSTCODE

WA14 3QE

GROUND FLOOR
1964 sq.ft. (182.4 sq.m.) approx.



1ST FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 3194 sq.ft. (296.7 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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HALE OFFICE

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