



**GASCOIGNE
HALMAN**

NEWHOLME, HARGATE DRIVE, HALE

THE AREAS LEADING ESTATE AGENT



NEWHOLME, HARGATE DRIVE, HALE

£4,600,000

A truly stunning home beautifully combining exceptional space planning, meticulous attention to detail, and high-end bespoke build quality.

A Masterpiece of Modern Luxury Living

Newholme is a truly exceptional residence that seamlessly blends outstanding space planning, meticulous craftsmanship, and sophisticated high-end design. Situated on a beautifully landscaped ½-acre plot, this remarkable four- to five-bedroom home epitomizes modern family living, offering both style and substance in equal measure.

A Perfect Fusion of Technology and Elegance

Expertly redeveloped by the current owner to an impeccable specification, Newholme features classic mellow Cheshire brick elevations with striking gables, enhanced by contemporary, large-scale aluminium windows. Inside, the home showcases cutting-edge interiors that merge modern luxury with state-of-the-art technology and thoughtful design.





Stunning pool and spa complex

Impeccable specification

Bespoke Tom Howley kitchen

Utility area and Butlers Pantry

Master suite with two dressing areas

Specialist Cinema Room

Private, secluded position

Outdoor kitchen entertainment area



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An Entrance Designed to Impress

From the moment you step inside, the grandeur of the reception hallway is evident. A double-height atrium with a bespoke chandelier and a sweeping staircase sets a striking tone. The galleried landing above adds to the drama. Every detail has been considered, with luxury and practicality in perfect harmony. The fully integrated Crestron smart home system controls everything from lighting and media to heating, air conditioning, and security, ensuring ultimate convenience and comfort.

Sophisticated, Functional Living Spaces

Arranged over two levels, the home offers versatile living spaces to suit every need. Accessed through two oversized steel doors, the grand hallway leads to an elegant corridor with a glazed door offering an enticing view of the pool area. The formal lounge, with its soaring 16-foot ceiling and feature fireplace, is a stunning space. The pool room opens onto a bar area, complete with its own wine wall, while the snug offers a cozy retreat, featuring a media wall and access to the relaxation room, which leads to the pool and spa. The family room offers further living space, with views of the pool and direct access to the outdoors.

A Chef's Dream Kitchen

At the heart of the home, the bespoke Tom Howley kitchen boasts luxurious marble stonework and a striking double waterfall island. High-end Miele appliances include a rotisserie oven, steam oven, and a combination of gas and electric hobs. Additional features include a butler's pantry with a Quooker tap, full-height fridge and freezer, a wine cooler, and fitted booth seating. The kitchen opens seamlessly into the dining room and the family room, making it perfect for both intimate meals and entertaining guests. Adjacent to the kitchen is an ancillary corridor leading to the double garage, plant room, and a custom-built walk-in pantry. The separate utility room, with a butler sink, integrated dog shower, and custom shelving, is thoughtfully designed. A dedicated store/boot room with direct access to the outside completes this area. The impressive gym, with a vaulted ceiling, air conditioning, and Kyoto wood cladding, offers both space and style.

World-Class Pool and Spa

A highlight of the home, the pool and spa area features floor-to-ceiling slim-line glass doors that create a seamless connection between the interior and exterior. The 10-meter pool, whirlpool/spa, and a stunning waterfall feature are complemented by custom large-format tiles and an electric safety pool cover. The area is beautifully finished with Kyoto wood cladding and a hidden door leading to a shower and changing room.

Versatile Bedrooms and Cinematic Excellence

The master suite is a tranquil retreat, located at the rear of the property and featuring a high-vaulted ceiling, sliding doors to a heated covered balcony, and a luxurious en suite with a freestanding bath. The spacious dressing room, with its vaulted ceiling, could easily be repurposed as a fifth bedroom if







desired. Two additional bedrooms, each with en suite shower rooms, are complemented by a stunning family bathroom with a freestanding bath. The specialist cinema room is designed for ultimate comfort, with acoustically treated walls, custom cabinetry, and a full audiovisual system. A Screen excellence 120 projection screen and Sony 4K projector promise a cinematic experience like no other. A concealed window offers future flexibility to adapt this space into an additional bedroom.

Immaculate Outdoor Living

The exterior of the property reflects the same attention to detail and luxury as the interior. Set behind secure electric gates, the home is approached via a sweeping forecourt driveway with a turning circle and fountain feature, leading to a double garage and mature tree-lined boundary. The landscaped gardens include an outdoor kitchen, dining, and living areas, all complemented by a built-in gas fire, making alfresco dining a pleasure. The rear garden is mostly laid to lawn, with extensive paved patio areas and an abundance of mature hedges and trees offering privacy and tranquility.

An Unrivalled Location

Nestled off the prestigious Hill Top, Newholme enjoys a private, secluded position, free from passing traffic and boasting an unspoiled rear outlook. This distinguished home commands attention with its striking architectural style, luxurious London and New York-inspired interiors, bespoke designer lighting, and integrated cabinetry, offering an unrivalled living experience.

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

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

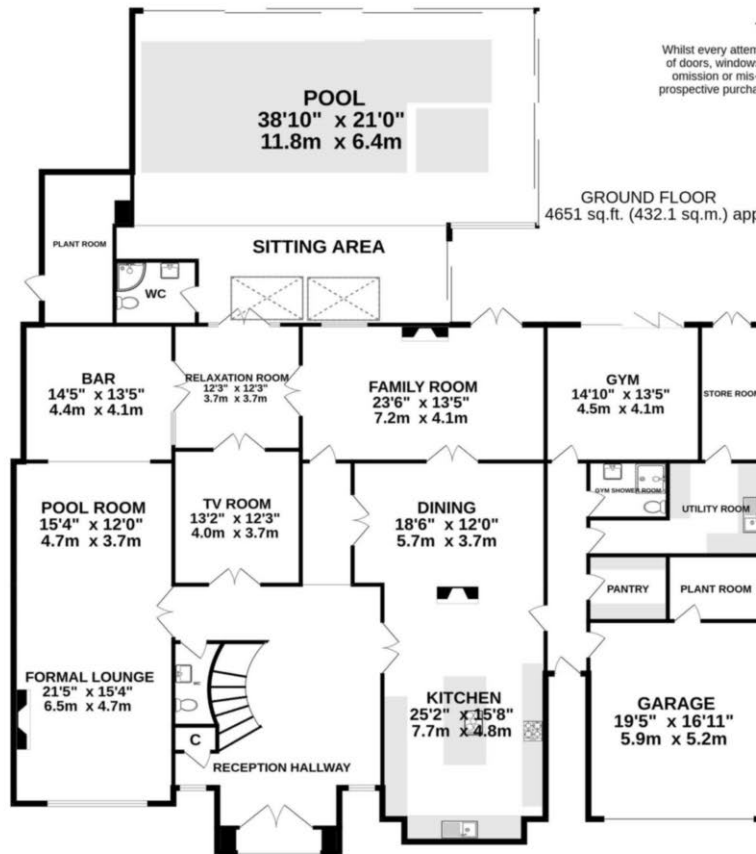
TENURE

Freehold

POSTCODE

WA15 0NL

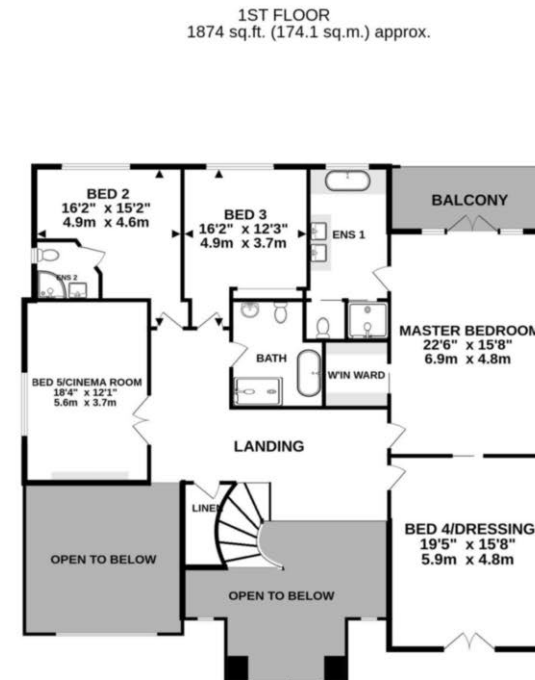




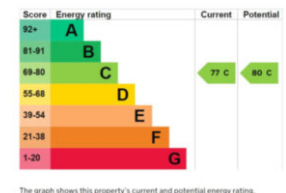
TOTAL FLOOR AREA : 6525 sq.ft. (606.2 sq.m.) approx.

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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HALE OFFICE

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23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK