



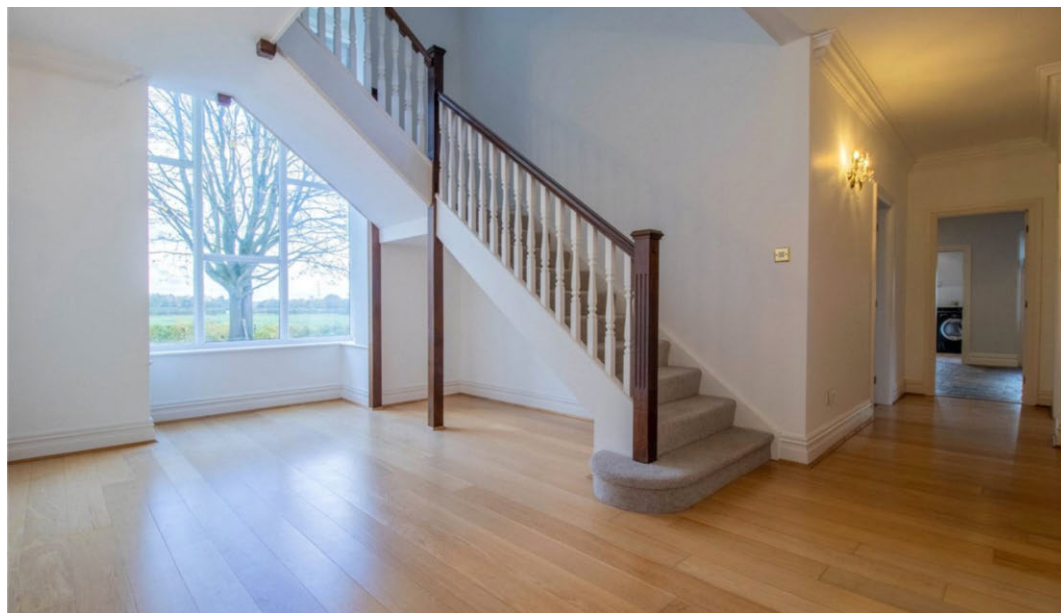
**GASCOIGNE  
HALMAN**

ALDERBRIDGE HOUSE, LITTLE HEATH LANE,  
DUNHAM MASSEY

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THE AREAS LEADING ESTATE AGENT





## ALDERBRIDGE HOUSE, LITTLE HEATH LANE, DUNHAM MASSEY

**£1,675,000**

Alderbridge House offers peaceful, semi-rural living, on the doorstep of Hale and Altrincham. Nestled in a quiet cul de sac in the heart of Dunham Village, this spacious family home offers sweeping views of the open countryside, with the benefit of modern and generous accommodation. With a detached triple Garage, perfect for the car enthusiast or simply extra storage and with self-contained additional accommodation above, this substantial home offers the perfect setting for the whole family.



To the Ground Floor the generous Entrance Hall leads to three Reception Rooms, two of which open direction onto the Rear Garden and offer views across open fields beyond. The spacious Kitchen also opens into the Dining Room and Utility Room, whilst also providing access to the side gardens and again, views across fields. There is also a Study on this floor.

To the First Floor there are five Double Bedrooms, two with En-Suite bathrooms, plus a spacious family Bathroom.



A particular highlight of this property is the amazing views across the countryside, offering a serene and picturesque backdrop. The private and spacious gardens provide a tranquil retreat, ideal for outdoor entertaining or relaxation.

The property does require some updating and with planning permission already granted for a ground floor extension, offers scope for future owners to remodel the property to their own requirements. Existing plans available at Trafford Borough Council's portal ref: 109632/HHA/22.

### LOCATION

Dunham Village, with its access to the Bridgewater Canal and Dunham Massey National Trust Estate, also offers two Pub/Restaurants within walking distance and easy access to nearby Hale and Altrincham.

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, House of Fraser, etc. and 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 Band H - Amount payable for 2024/2025 is £3941.76

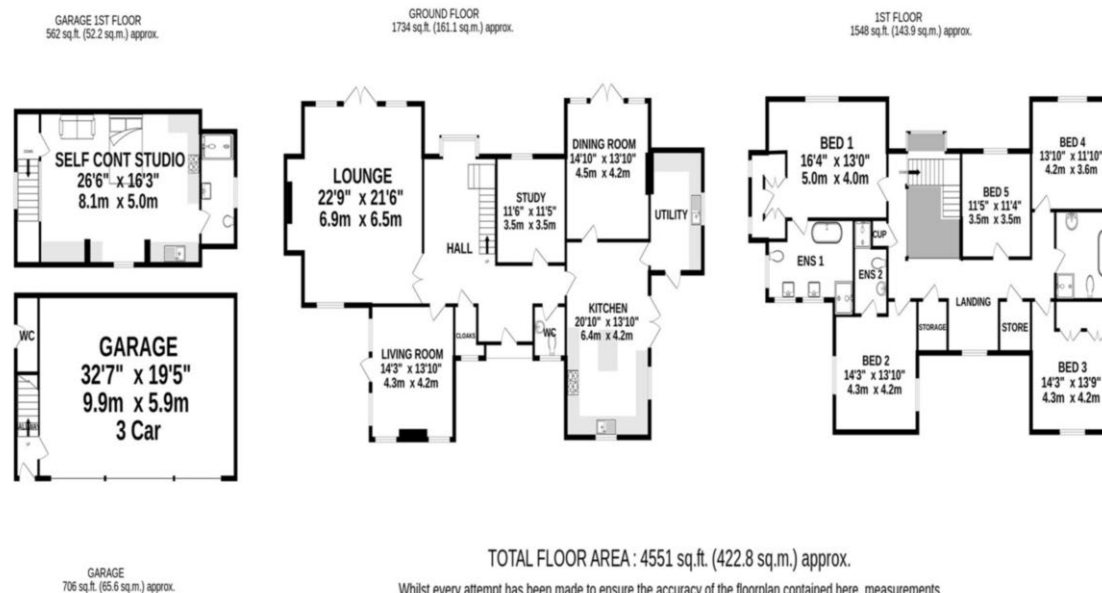
### TENURE

Freehold

### POSTCODE

WA14 4TS





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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