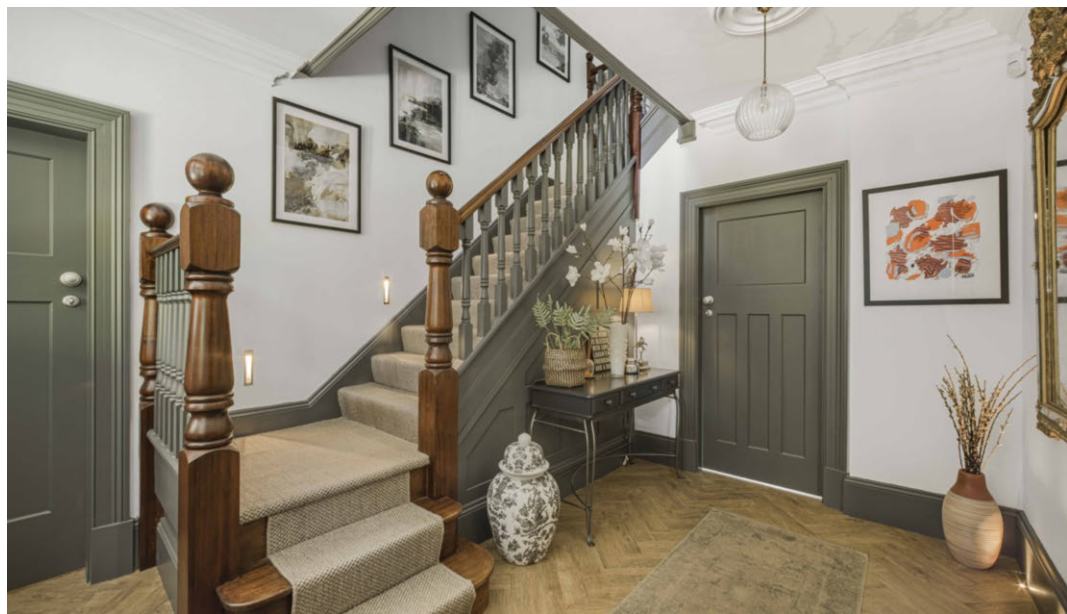




**GASCOIGNE
HALMAN**

ALAN DRIVE, HALE

THE AREAS LEADING ESTATE AGENT



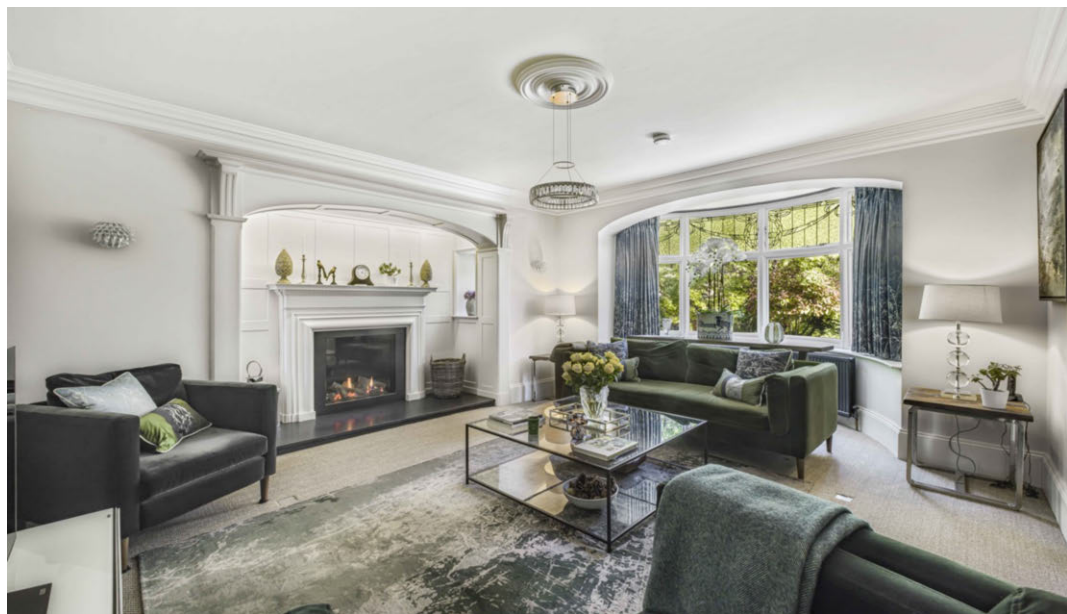
ALAN DRIVE, HALE

£3,250,000

An Exceptional Beautifully Renovated Period Home in a Prime Location in Hale with an Extraordinary Contemporary Extension.

This outstanding detached period residence has been extensively and thoughtfully renovated by the current owners, resulting in a truly beautiful home that harmoniously blends classic character features with sleek, contemporary finishes. Set on a highly desirable no-through road lined with similar impressive detached properties, the home occupies a sought-after location in Hale, just a short distance from the village, its amenities and scenic countryside walks.

Upon entering, you are welcomed into a grand reception hallway with a sweeping staircase to the first floor, immediately setting the tone for the space, quality, and craftsmanship found throughout. The heart of the home is the breathtaking open-plan kitchen and living area, featuring a bespoke handmade kitchen with a striking T-shaped island and a full range of high-end built-in and integrated appliances. This stunning space flows effortlessly into a light-filled contemporary living area, enhanced by floor-to-ceiling glazing incorporating three sets of double doors opening directly onto the rear garden.





Blend of classic character and contemporary finishes

Set on highly desirable no through road

Generous Driveway with Electric Gates

Open plan Living Kitchen with bespoke, handmade kitchen

Landscaped plot of approx one third of an acre

Custom designed Gym with garden access

Five spacious double bedrooms

Four generous Bathrooms

Basement Cinema/Games Room

Luxurious Principal Suite with Dressing Room and Ensuite



ALAN DRIVE, HALE

The formal lounge boasts a large bay window and an elegant feature fireplace, while the second reception room benefits from a distinctive hexagonal bay window, creating a bright and versatile space. A separate study enjoys direct views and access to the rear garden, ideal for working from home.

A large utility room/second kitchen offers additional storage and provides internal access to both the garage and a superb, custom-designed home gym with garden access. The basement has been thoughtfully converted into a stylish cinema and games room, connected via an open-plan staircase that flows seamlessly from the kitchen.

On the first floor, the principal bedroom is a true showstopper, with a large bay window, a private dressing room, and a luxurious en-suite bathroom. Two further double bedrooms also feature their own dressing rooms and en-suite facilities. The top floor offers two additional double bedrooms and a further bathroom, offering exceptional flexibility for family living or guest accommodation.

Externally, the home is set within a beautifully landscaped plot of approximately one-third of an acre. Electric gates open onto a generous driveway offering ample off-road parking and access to the garage. The rear garden enjoys a sunny westerly aspect with an expansive lawn, well-stocked borders, and a charming garden room. A raised paved patio area provides the perfect spot for alfresco dining and entertaining, flowing seamlessly from the kitchen and ideally positioned to enjoy the evening sun.







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

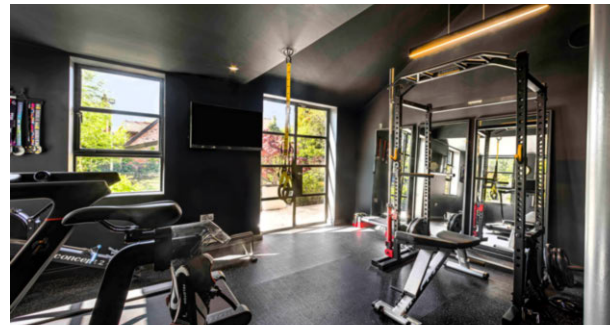
Trafford Borough Council Tax Band H - amount payable for 2025/2026 is £4241.68

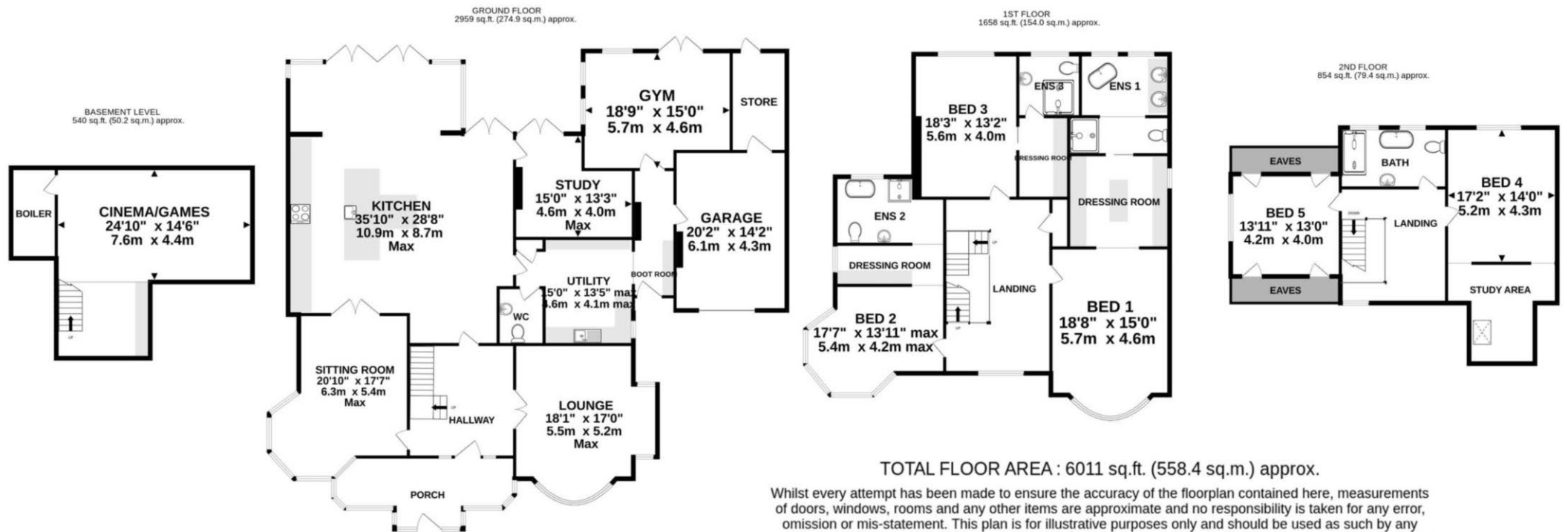
TENURE

Freehold

POSTCODE

WA15 0LR





TOTAL FLOOR AREA : 6011 sq.ft. (558.4 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

**GASCOIGNE
HALMAN**

23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK