



**GASCOIGNE
HALMAN**

HALE ROAD, HALE

THE AREAS LEADING ESTATE AGENT



HALE ROAD, HALE

£2,500,000

A Stunning Modern Detached Family Home with Private South West Facing Garden. Built in 2024 in the elegant Arts and Crafts style, this beautifully designed detached family home offers approximately 4,400 sq. ft. of high-quality, flexible living space. Situated in a sought-after residential area, the property combines architectural charm with contemporary luxury.

The ground floor opens into a striking reception hallway, featuring a floating staircase rising to a galleried first-floor landing and glazed doors that provide a seamless view through to the rear garden. At the heart of the home is a spectacular open-plan kitchen, perfectly designed for both family life and entertaining, with direct access to the garden, a separate utility room, and a downstairs WC. The ground floor also includes a formal lounge and a dedicated study.



Upstairs, the master bedroom boasts a stylish en-suite bathroom and dressing room, while the fifth bedroom is currently configured as a further walk-in dressing room. Four further well-proportioned bedrooms are served by two additional en-suite bathrooms, providing ample space for family and guests.

Set on a generous plot of just under one-third of an acre, the property is accessed via electric gates and offers ample driveway parking in addition to an integral double garage. To the rear, a delightful south-facing garden features an expansive lawn, a large paved patio ideal for outdoor dining and relaxation, and a detached garden room - perfect as a home office, studio, or gym.

This is a rare opportunity to own a meticulously crafted modern home that offers both refined aesthetics and outstanding functionality.

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

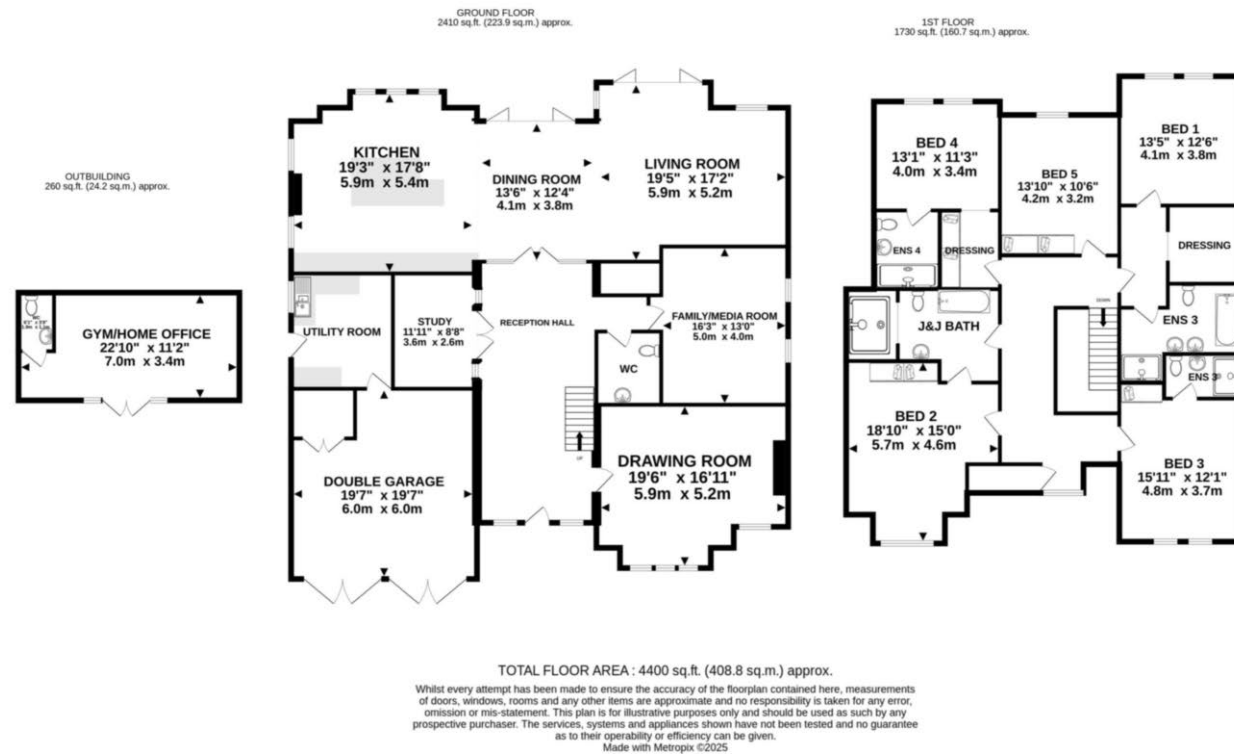
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is £4241.68

TENURE

Freehold

POSTCODE

WA15 8EB



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HALE OFFICE

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