



**GASCOIGNE
HALMAN**

NORTH ROAD, HALE, EPC: C / COUNCIL TAX: G

THE AREAS LEADING ESTATE AGENT



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£2,850,000

This elegant, custom-designed property has undergone a remarkable transformation, crafted by a renowned local architect. The owner's exceptional attention to detail and passion for interior design shine throughout, from the vibrant, fresh white interiors to the immaculate gardens and exterior landscaping.

Located on a quiet, private, no-through road, this home occupies a prime position in one of Hale's most prestigious locations, with easy access to the village and highly regarded schools.

Entering through wrought iron electric gates, you are welcomed into a truly impressive and distinctive home. With its London Stucco-inspired white rendered façade and grand portico, this mansion wouldn't look out of place in the prestigious streets of Kensington or Chelsea.



Detached, individually designed family home

Secure gated entrance

Attached Double garage with tarmacadam driveway

Three main reception rooms

Open plan kitchen/dining/family room

Four double bedroom suites with en-suite bath/shower rooms

Highly sought after residential location



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Spanning 4,600 sq. ft., the residence offers superbly presented living spaces arranged primarily over two floors, with an additional second-floor dressing room. The grand reception hallway, featuring a striking sweeping staircase, sets an opulent tone, ideal for a show-stopping chandelier, and leads to glass doors with a view over the rear garden. The formal lounge is spacious, with a feature fireplace and bi-fold doors that open to the rear garden, inviting an abundance of natural light.

The heart of the home is the open-plan kitchen and living area. The SieMatic kitchen, equipped with Gaggenau appliances, is a chef's dream and seamlessly extends to the dining and living spaces. Three sets of bi-fold doors enhance the flow between indoor and outdoor areas, perfect for entertaining and enjoying the surroundings. A separate formal dining room provides an ideal setting for special occasions, while a large utility room/second kitchen, downstairs WC, and direct access to the double garage add convenience and functionality.

Upstairs, the galleried landing is a stunning architectural feature, opening to a terrace above the portico. The luxurious master suite boasts a spacious ensuite bathroom and an elegant staircase leading to a fitted dressing room. Three additional well-proportioned bedrooms, each with their own ensuite, offer ample space for family and guests.

Outside, the property sits on a beautifully landscaped half-acre plot with generous off-road parking and a double garage. The front gardens showcase expansive lawns and carefully curated borders, while the rear garden, with its large paved patio, manicured lawn, and mature tree-lined backdrop, offers an exceptional level of privacy.







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, 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.

DIRECTIONS

From our Hale office travel along Ashley Road towards Ashley, passing the Heathgate apartments on the right-hand side and continuing over the railway bridge, taking the next turning on the left hand side onto Bankhall Lane. Travel along Bankhall Lane until reaching the main junction at the top of the hill turning first right onto Rappax Road. Take the first turning on the left hand side into North Road.

POST CODE

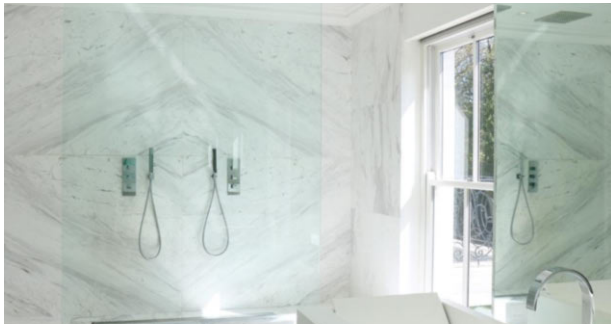
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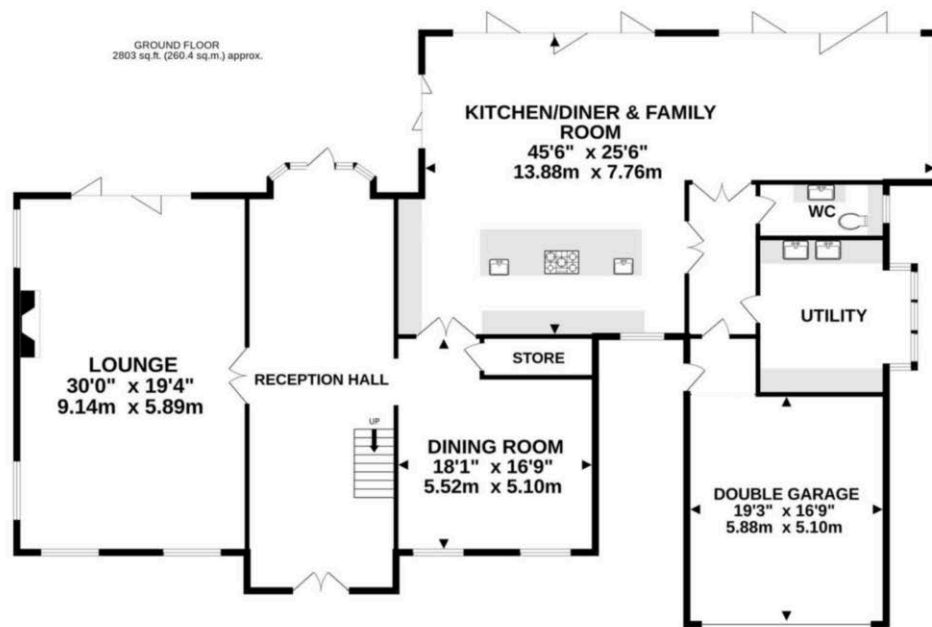
LOCAL AUTHORITY

Trafford Borough Council - Property Band G

TENURE

Freehold





TOTAL FLOOR AREA : 4659 sq.ft. (432.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALE OFFICE

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