



**GASCOIGNE
HALMAN**

HALE ROAD, HALE BARNES

THE AREAS LEADING ESTATE AGENT



HALE ROAD, HALE BARNS

£2,150,000

A stunning, architecturally designed, detached family home located in Hale Barns close to motorway links, excellent schools and public transport networks. The property is arranged over three floors with three main reception rooms, stylish dining kitchen, Six bedrooms plus playroom and gymnasium and five bath/shower rooms. Each floor is heated by Under Floor Heating, with each room individually controlled. Secure contemporary gated entrance with driveway providing ample off road parking and integral Double Garage.





An elegant, individually designed, detached property with accommodation arranged over three floors extending to approximately 6600 sq ft. This stylish family home has a generous reception hall with cloaks/WC, three main reception rooms and a magnificent, bespoke breakfast kitchen, study and utility room to the ground floor, whilst on the first floor there are four bedrooms with en-suites, the master also having an additional dressing room and spacious sun terrace.

The second floor can be used for a variety of uses with up to four further bedrooms or playroom, snug, gymnasium and a contemporary family bathroom. The property is well set back from the road with electrically operated secure gates, tarmac driveway with block paving edging and integral double garage, standing in its own beautifully landscaped gardens which are mainly laid to lawn with mature hedging offering substantial privacy in just under half an acre.

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.

LOCAL AUTHORITY

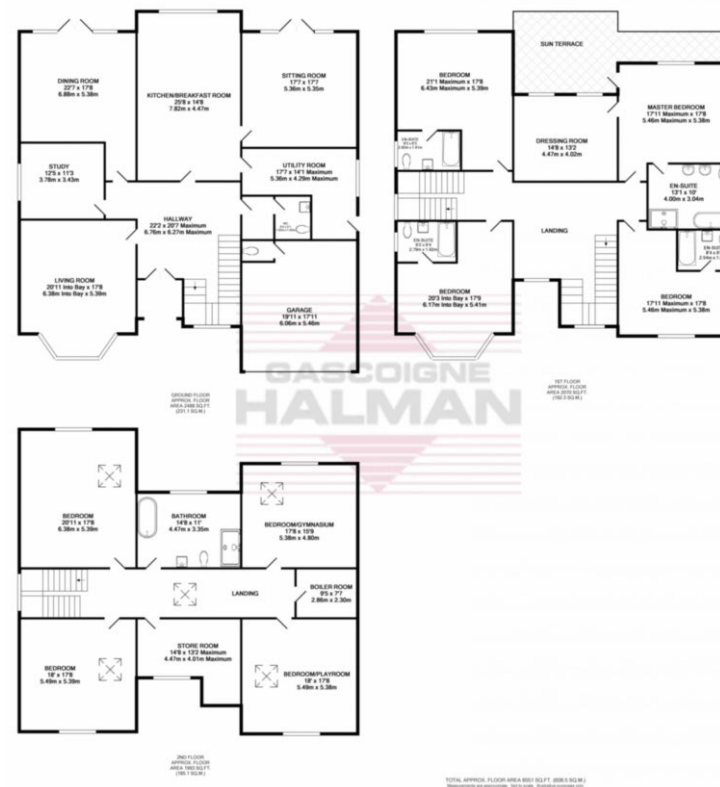
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is £4241.68

TENURE

Freehold

POSTCODE

WA15 8XR



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

HALE OFFICE

**GASCOIGNE
HALMAN**