



**JUNE CORNER 3 HAWLEY DRIVE | HALE BARNES**

**OFFERS IN THE REGION OF £2,000,000**

\*\*\*NO ONWARD CHAIN\*\*\*

Occupying an exceptional site in this highly favoured location a substantial individually designed detached family house which would benefit from refurbishment but creating an opportunity for a superb home in one of the most prestigious positions.



POSTCODE: WA15 0DP

DESCRIPTION

This fine double fronted detached family house stands within tree lined grounds amongst other recently completed exceptional homes all combining to create a superb setting.

The accommodation is approached through a wide entrance hall with the partly galleried landing above and opens into the three reception rooms, sun lounge and fitted breakfast kitchen. A side hallway opens into a laundry room and leisure area complete with a hot tub, shower, sauna and store room.

To the first floor are five bedrooms, bathroom/WC and shower room/WC. Externally there is a substantial detached two car garage. In addition there is ample parking within the driveway.

Halebarns is well placed for all amenities with access to the M56 motorway approximately 1 mile away and with local shops in the revitalised village centre which include a supermarket and Costa Coffee. The property is also within the catchment area of the highly regarded Elmridge Primary and Nursery School, St Ambrose College and a little over a 1/2 mile distant is the Cheshire Greenbelt with country walks towards the Bollin Valley.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

15'0" x 10'6" (4.57m x 3.20m)

With the spindle balustrade staircase to one side beneath the galleried landing. Under stairs store.

CLOAKROOM

Half tiled walls, vanity unit with inset wash basin and cupboard beneath and low level WC.

SITTING ROOM

21'3" x 15'0" widening to 23'0" (6.48m x 4.57m widening to 7.01m)

An L shaped room with a focal point of a period style fireplace surround with marble insert and hearth. Cornice and ceiling moulding. Access to:

SUN LOUNGE

15'0" x 8'9" (4.57m x 2.67m)

Double opening French windows to the terrace and gardens beyond.

FAMILY ROOM/STUDY

14'0" x 11'0" (4.27m x 3.35m)

Recessed fireplace alcove with a marble surround.

DINING ROOM

18'92 x 11'3" (5.49m x 3.43m)

Decorative wall and ceiling mouldings.

BREAKFAST ROOM/KITCHEN

14'3" x 14'0" (4.34m x 4.27m)

Inset 1 1/2 bowl stainless steel sink to heat resistant work surface with cupboards beneath. Matching range of base and wall cupboards and integrated ceramic hob with extractor above, build under oven/grill. Fitted corner seat and table. Tiled floor.

SIDE HALLWAY TO:

WC





## LAUNDRY ROOM

8'9" x 11'3" (2.67m x 3.43m)

Single drainer stainless steel sink with cupboards beneath. Plumbing for washing machine.

## LEISURE AREA

With tiled walls and floor and incorporating a hot tub, shower and sauna together with a store room.

## FIRST FLOOR

### GALLERIED LANDING

Spindle balustrade.

### BEDROOM 1

21'0" x 15'3" (6.40m x 4.65m)

Range of fitted furniture.

### BEDROOM 2

11'9" x 10'0" (3.58m x 3.05m)

Vanity unit with inset wash basin. Fitted wardrobes.

### BEDROOM 3

14'0" x 11'6" (4.27m x 3.51m)

### BEDROOM 4

14'9" x 13'0" (4.50m x 3.96m)

### BEDROOM 5

13'0" x 7'9" (3.96m x 2.36m)

Vanity unit with inset wash basin.

Linen cupboard.

## BATHROOM

Tiled walls, whirlpool panelled bath, semi recessed wash basin with cupboard beneath, bidet and low level WC.

## SHOWER ROOM

Tiled walls. Shower enclosure fitted with a thermostatic shower, recessed wash basin with cupboard beneath, bidet and low level WC.

## OUTSIDE

### DETACHED BRICK DOUBLE GARAGE

Additional parking within the driveway.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX:

Band "H"

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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