



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,850,000

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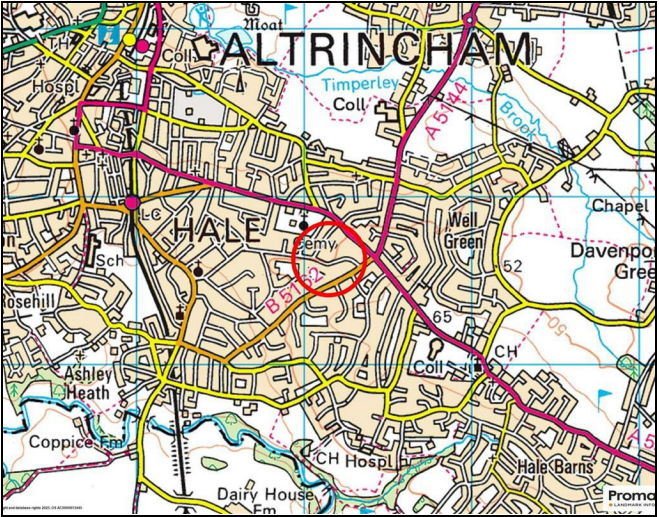
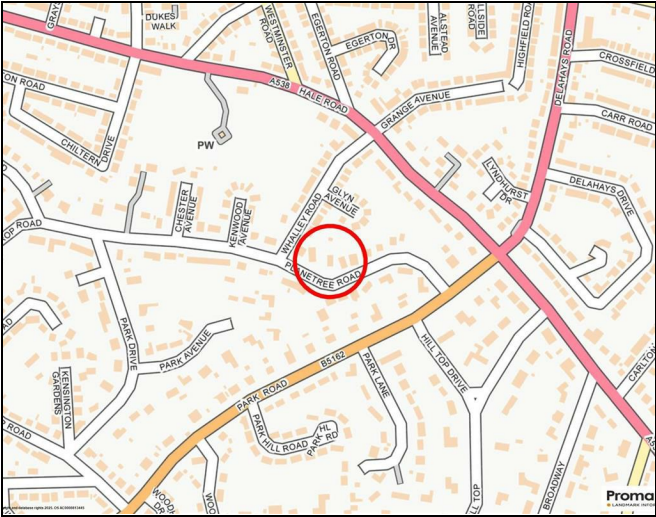
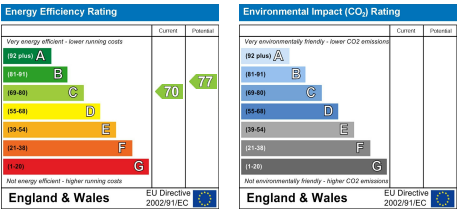


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFUL EXTENDED AND IMPROVED ARTS AND CRAFTS DETACHED FAMILY HOME STANDING ON A 0.40 ACRE GARDEN PLOT, PERFECTLY LOCATED, WITHIN WALKING DISTANCE OF HALE VILLAGE. 4029SQFT

Porch. Hall. GFWC. Lounge. Dining Room. Study. Family Room. Wine Room. Breakfast Kitchen. Gym. Five Double Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Superb Gardens. Garden Room Guest Suite with En Suite



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautiful Arts & Crafts-style Detached Family Home with attractive rendered elevations under a slate roof and featuring distinctive bay window features and positioned on this wonderful mature Garden Plot extending to approximately 0.40 of an acre.

The property enjoys a wonderful position, well set back from the road behind a gated Driveway on this desirable road perfectly situated within walking distance of Hale Village and shops, eateries and bars and offers fabulous Family Accommodation arranged over Two Floors extending to approximately 4029 square feet including an impressive Garden Room/Guest Suite, positioned towards the end of the Garden.

The property has been tastefully updated, extended and improved retaining the traditional features of the property with attractive, leaded, double glazed windows and stained glass window features, wood flooring, wood panelled internal doors and a spindled balustrade staircase rising from the Hall.

The Accommodation provides perfectly balanced family space with Two generously proportioned Reception Rooms to the Ground Floor being the Lounge and Dining Room, both enjoying the distinctive bay window features, in addition to a fitted Home Study.

A fantastic Family Room is Open Plan to the Breakfast Kitchen creating a 650 square foot informal Living, Dining and working Kitchen space. The Breakfast Kitchen features four sets of French doors giving access to and enjoying aspects of the gardens.

The Kitchen is fitted with an extensive range of custom-built, traditional style units arranged around a central island unit with integrated appliances to include oven (appliances tbc).

Just off the Family Living Room there is a custom-built, walk-in Wine Store and Cooler and a useful Home Study Space ideal for children's homework. A door from here to the Utility Room with a further door leading outside.

Off the spacious First Floor Landing, there are Five Double Bedrooms served by Three Bath/Shower Rooms, Two being En Suite with one Bedroom currently being equipped as a comprehensive fitted Dressing Room serving the Principal Bedroom.

Externally, the property is approached via a gated Entrance to a sweeping Driveway which returns across the front of the house providing ample off street parking and there is a particularly deep Garden frontage laid to deep areas of lawn flanking the Driveway and enclosed within mature trees making this a most attractive setting.

The Garden to the rear has raised stone-paved Path and Patio Areas returning across the back of the house beyond which the Garden is laid to an oval shaped area of lawn enclosed within a stone-paved Pathway leading to the Garden Room/Guest Suite positioned to the far end of the Garden. Within this area, there is an additional Patio which is designed to maximise the south facing aspect.

The Garden and Guest Suite has been utilised as a Games Room/Teenager's Den and has bi-folding doors, a Kitchen Area and a Shower Room.

The Garden affords a high degree of privacy enclosed with mature screening.

This is a really lovely, distinctive Family Home in a First Class location.

- Freehold
- Council Tax Band G

