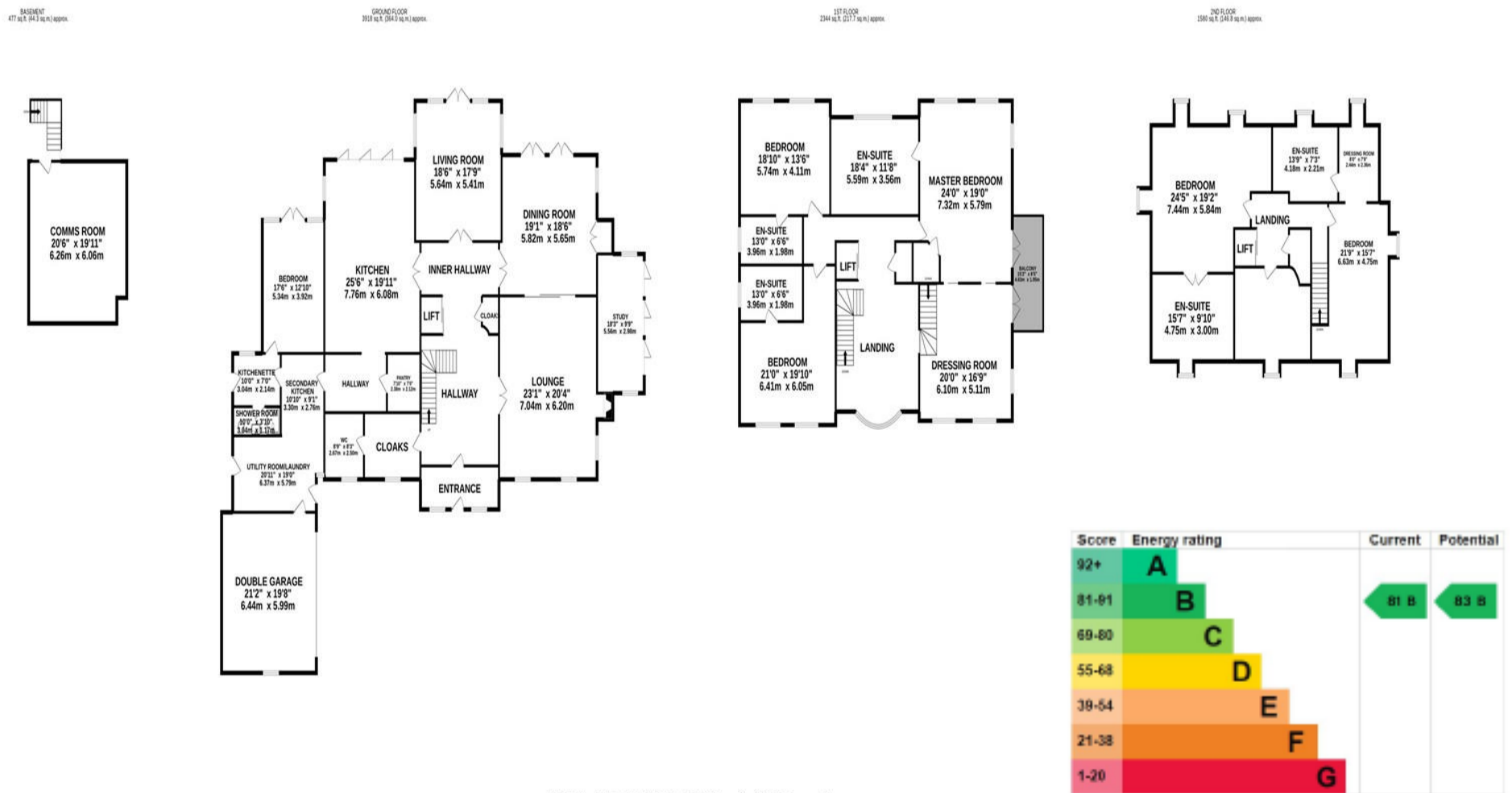




1 CARRWOOD, HALE BARNES, CHESHIRE, WA15 0HL

John N
Hilditch & Co



TOTAL FLOOR AREA: 8318 sq.ft. (772.8 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	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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Arguably one of the finest reconstructed houses to come to the market in recent times, this house offers fabulous accommodation spread over three floors extending to 8,300 sq.ft.

Briefly the accommodation comprises a fabulous hallway, which in turn gives access to a wide range of entertaining areas, including a living room, separate dining room, formal lounge, study, whilst the ground floor is completed by a beautifully fitted kitchen with a wide range of high quality contemporary units and appliances. Adjacent to the kitchen is a kitchenette and secondary kitchen complemented by a utility/laundry room. Completing the ground floor is a large double bedroom and shower room.

At lower ground floor is a comms room.

At first floor level is a fabulous master bedroom suite with its own balcony, with views over the gardens adjacent, two further double bedrooms, both with en-suite facilities complete the first floor level.

At second floor level there is also a bedroom with en-suite and dressing room plus an additional bedroom with en-suite.

It is only by way of a detailed inspection that an interested party will fully appreciate the style and size of the house that no expense has been spared.

The house is approached by an impressive electronically gated entrance, and the front boundary is enclosed by a continuation of the ornate matching fencing.

Included within the house is a lift to all floors, and the setting of this beautiful family house is completed by landscaped gardens with a particularly good level of privacy to the rear where there is a large number of mature trees complementing a large area of lawn.

In conclusion, it is difficult to imagine that a discerning purchaser will find a more impressive property located on arguably one of the best roads in the district.

Hale Barns village sits literally within minutes walk and there is easy access for the M56 motorway network and International Airport.

Hale's fashionable village lies five to ten minutes drive and Altrincham with its busy market town centre and Metrolink system is ten minutes away.

DIRECTIONS

From the centre of Hale Barns proceed along Wicker Lane to the mini roundabout, turning left onto Chapel Lane and then immediately right onto Carrwood where the property will be found on the left.

GROUND FLOOR

ENTRANCE

HALLWAY

INNER HALLWAY

LIFT

CLOAKS

LOUNGE 23'1" x 20'4" (7.04 x 6.20)

LIVING ROOM 18'6" x 17'9" (5.64 x 5.41)

DINING ROOM 19'1" x 18'6" (5.82 x 5.65)

STUDY 18'3" x 9'9" (5.56 x 2.98)

HALLWAY

PANTRY 7'10" x 7'0" (2.38 x 2.12)

CLOAKS

WC 8'9" x 8'3" (2.67 x 2.50)

KITCHEN 25'6" x 19'11" (7.76 x 6.08)

KITCHENETTE 10'0" x 7'0" (3.04 x 2.14)

SECONDARY KITCHEN 10'10" x 9'1" (3.30 x 2.76)

UTILITY ROOM/LAUNDRY 20'11" x 19'0" (6.37 x 5.79)

BEDROOM 17'6" x 12'10" (5.34 x 3.92)

SHOWER ROOM 10'0" x 3'10" (3.04 x 1.17)

LOWER GROUND FLOOR

COMMS ROOM 20'6" x 19'11" (6.26 x 6.06)

FIRST FLOOR & LANDING

LIFT

MASTER BEDROOM 24'0" x 19'0" (7.32 x 5.79)

BALCONY 15'2" x 6'5" (4.63 x 1.95)

MASTER EN-SUITE 18'4" x 11'8" (5.59 x 3.56)

DRESSING ROOM 20'0" x 16'9" (6.10 x 5.11)

BEDROOM 21'0" x 19'10" (6.41 x 6.05)

EN-SUITE 13'0" x 6'6" (3.96 x 1.98)

BEDROOM 18'10" x 13'6" (5.74 x 4.11)

EN-SUITE 13'0" x 6'6" (3.96 x 1.98)

SECOND FLOOR & LANDING

LIFT

BEDROOM 24'5" x 19'2" (7.44 x 5.84)

EN-SUITE 15'7" x 9'10" (4.75 x 3.00)

BEDROOM 21'9" x 15'7" (6.63 x 4.75)

EN-SUITE 13'9" x 7'3" (4.18 x 2.21)

DRESSING ROOM 8'0" x 7'9" (2.44 x 2.36)

EXTERNALLY

DOUBLE GARAGE 21'2" x 19'8" (6.44 x 5.99)



1 CARRWOOD HALE BARNS

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

