



12 Chapel Lane
Hale Barns



JORDAN FISHWICK
EXCLUSIVE

12 Chapel Lane

One needs to explore the three floors to fully appreciate this stunning, innovative home that nestles in arguably one of the most desirable private plots. The accommodation provides excellent versatility with the lower ground floor designed to offer gymnasium, home cinema/ games room with large cinematic style screen, Playroom, guest bedroom with full en-suite, kitchen/laundry room. The further two floors offer a wealth of sizeable rooms, nearly all enjoying fabulous views over the gardens and streambed woodland beyond. The kitchen and living areas have been designed with entertainment and family life in mind. The kitchen boasts handcrafted bespoke units with marble and quartz worktops, Gaggenau sub-zero fridge, freezer and wine cooler, as well as Bosh Wi-Fi induction hob.

The utmost taste in style and design has been employed by the current owner to present a modern and impressively striking home. For example, there is a bespoke staircase within the main hall, Chesney's of London Fireplace, porcelain floors and Westex velvet carpets, as well as Villeroy & Boch and Hansgrohe bathrooms throughout.

Accessed via a private road and electric gates, the grounds of over half an acre of manicured private gardens offer a wonderful environment, 'with a woodland backdrop of mature trees, this wonderful south facing garden also includes a sun-drenched patio from indian stone. Albeit, hidden away to offer an air of tranquillity, the home is only a short distance from the village of Hale Barns and Hale, with the bustling market town of Altrincham a short drive away.

Key Features

- Imposing family residence
- Grounds of approx half an acre
- Immaculate, stylish interior design
- Private, gated entrance
- Five bedrooms all with ensembles
- Simply stunning family 'live-in' kitchen
- Private south facing rear garden
- Leisure facilities including gym and cinema/games room
- Five reception rooms



Room Details

Ground Floor

- Reception/ Dining Hall - 7.78 x 5.14m (25'6" x 16'10")
- Living Room - 8.75m x 6.26m (28'8" x 20'6")
- Study - 4.72m x 4.64m (15'5" x 15'2")
- Kitchen - 5.51m x 5.74m (18'0" x 18'9")
- Lounge/Diner - 4.89m x 4.41m (16'0" x 14'5")
- Dwc - 1.80m x 1.68m (5'10" x 5'6")
- Boot Room - 3.24m x 1.96m (10'7" x 6'5")

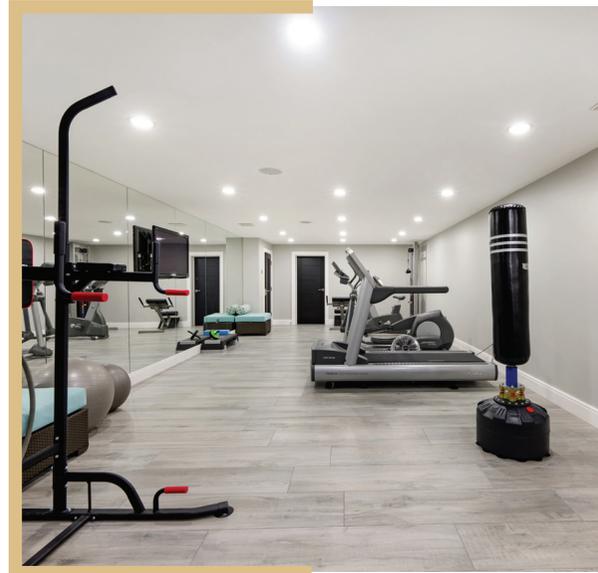
Lower Ground

- Hallway - 6.24m x 3.37m (20'5" x 11'0")
- Cinema Room/Games Room - 8.40m x 6.19m (27'6" x 20'3")
- Pump Room - 2.69m x 2.52m (8'9" x 8'3")
- Guest Bedroom - 7.62m x 5.55m (24'11" x 18'2")
- En-Suite - 3.65m x 2.72m (11'11" x 8'11")
- Gym - 12.23m x 4.62m (40'1" x 15'1")
- Laundry Room - 4.54m x 4.27m (14'10" x 14'0")
- Play Room - 4.70m x 4.70m (15'5" x 15'5")

First Floor

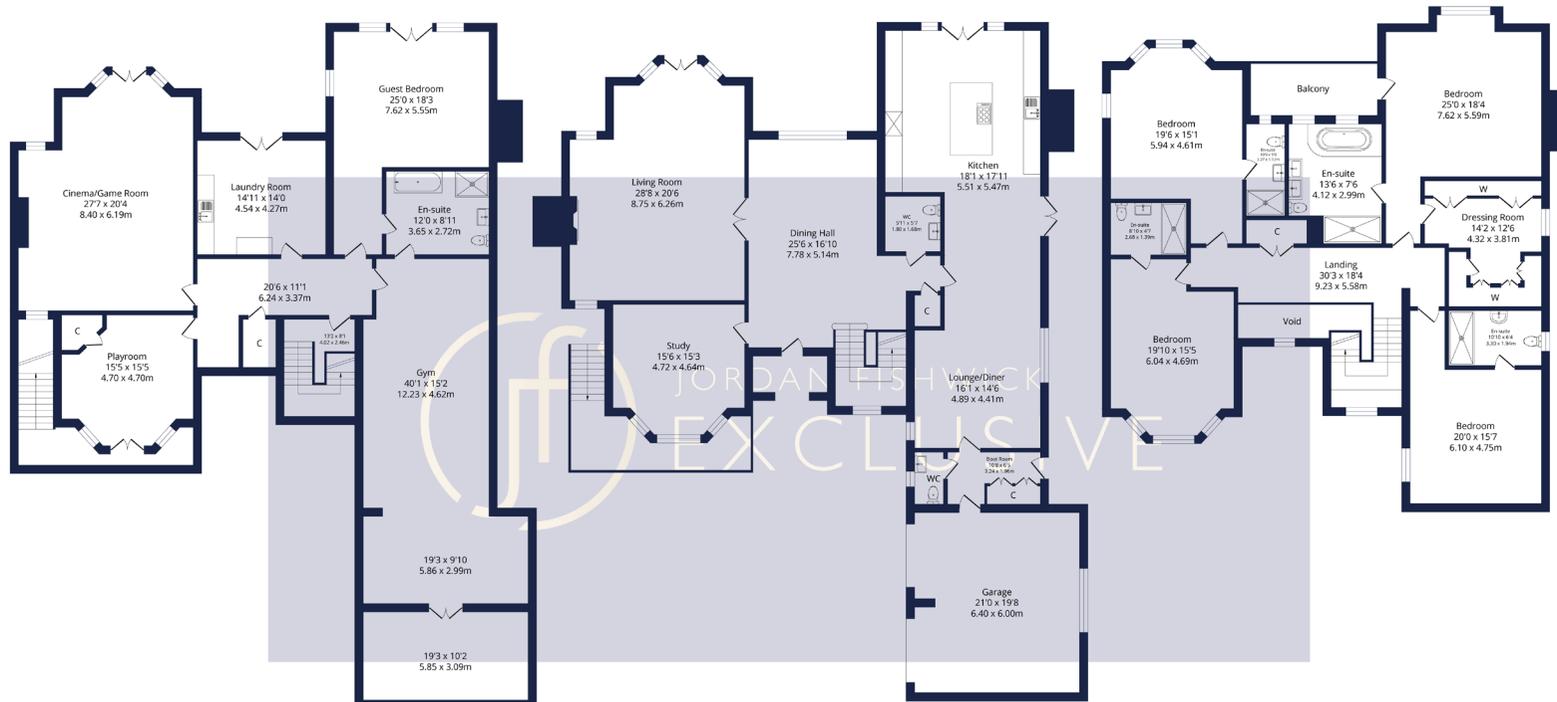
- Landing - 9.23m x 5.58m (30'3" x 18'3")
- Principle Bedroom - 7.62m x 5.59m (24'11" x 18'4")
- En-Suite - 4.12m x 2.99m (13'6" x 9'9")
- Dressing Room - 4.32m x 3.81m (14'2" x 12'5")
- Balcony -
- Bedroom Two - 6.10m x 4.75m (20'0" x 15'7")
- En-Suite - 3.30m x 1.94m (10'9" x 6'4")
- Bedroom Three - 6.04m x 4.69m (19'9" x 15'4")
- En-Suite - 2.68m x 1.39m (8'9" x 4'6")
- Bedroom Four - 5.94m x 4.61m (19'5" x 15'1")
- En-Suite - 3.27m x 1.53m (10'8" x 5'0")











Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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