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PROPERTY SALES AND RENTALS

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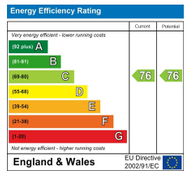

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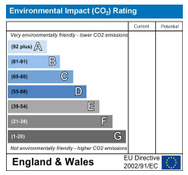
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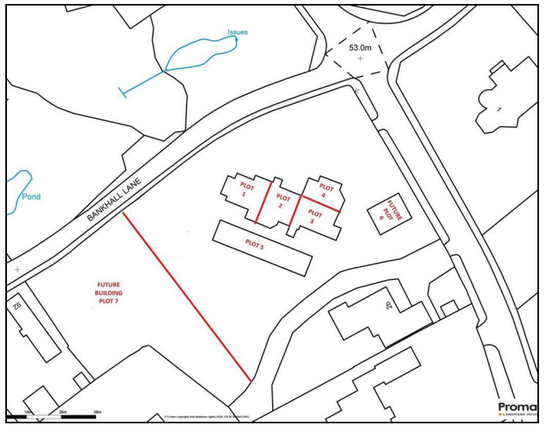
energy efficiency

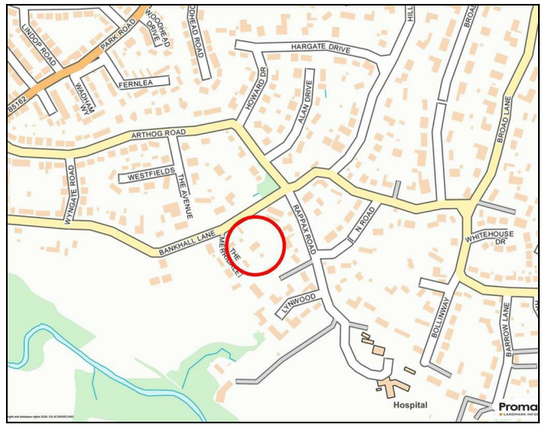
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

A MAGNIFICENT ARTS AND CRAFTS PERIOD CONVERSION, FORMING PART OF AN EXCLUSIVE DEVELOPMENT OF JUST SEVEN DISTINCTIVE HOMES, SET WITHIN APPROXIMATELY 1.5 ACRES OF BEAUTIFULLY LANDSCAPED SOUTH FACING COMMUNAL GARDENS.

Ideally positioned in a prestigious Hale location, close to Hale Golf Course and within walking distance of Hale Village and its excellent range of amenities. Each individual home benefits from its own private entrance, patio or courtyard garden and two reserved parking spaces. The superb accommodation includes impressive Open Plan Living/Dining/Kitchen spaces, two or three Bedrooms, En Suite facilities to the Principal Bedroom and, to selected properties, South facing First Floor Balconies.



in detail

A wonderful conversion of a magnificent Arts and Crafts period property, Halliwell House comprises six distinctive individual homes set within a magnificent garden plot extending to approximately 1.5 acres

The development is superbly located on one of Hale's most desirable and prestigious roads, with Hale Golf Course on the doorstep and within walking distance of Hale Village, with its excellent range of shops, restaurants and bars.

The original property is beautifully designed in keeping with the classic Arts and Crafts theme, with attractive part-rendered and brick gabled elevations, and enjoys an elevated position from the road, approached via a long, sweeping gated driveway leading to an extensive parking area serving the properties.

Perhaps one of the principal features of Halliwell House is its truly magnificent communal gardens, laid predominantly to the south side of the building. The elevated nature of the plot ensures wonderful views are enjoyed from the ground floor rear of the properties and, from the first floor. Particularly impressive far-reaching views can be enjoyed from the elevated balconies provided with selected homes.

There are four distinctively designed houses being offered for sale within the original property — not apartments — three of which are positioned to the rear and enjoy the magnificent south-facing views. The homes will range from approximately 1100 to 2220 square feet.

Each property benefits from its own private front door and entrance, rather than access via a communal hallway. In particular, the largest home, Number Two, enjoys the original principal entrance and wood panelled hall of the house, providing an especially impressive sense of arrival.

Numbers Three and Four have access to their own Cellars providing extensive storage.

In addition to the wonderful communal garden areas, each property has its own private terrace and/or courtyard garden.

This really is a wonderful conversion of a truly distinctive landmark property, set within one of the most desirable locations in Hale. The development will appeal to a wide variety of purchasers, including professional singles and couples, as well as those looking to downsize locally from a larger family home without compromising on character, quality, setting or outdoor space.

Comprising:

Entrance Vestibule opening into:

The superb 395 square foot open-plan Dining Kitchen, with almost full-height sliding patio doors opening onto the patio garden and a further window to the front. The kitchen is fitted with an extensive range of units arranged around a central island with Corian worktops over. Integrated appliances include Bosch oven, microwave and induction hob with extractor, together with a freestanding Sub-Zero fridge freezer, wine cooler and integrated dishwasher. Wide opening to the:

Impressive 400 square foot Lounge, featuring a wide bay window with inset sliding doors opening onto the patio garden. Original parquet design decorative wood flooring continues throughout, complemented by an impressive fireplace surround with inset gas fire. A staircase leads to the first floor. Striking 10ft high, intricately detailed ceiling.

There is a separate Utility Room with space for a washing machine and dryer, together with access to a well-appointed Ground Floor WC, Cloaks and Storage Cupboard.

The First Floor landing serves Three Double Bedrooms, two with built in wardrobes, served by two stylishly appointed Bath/Shower Rooms.

The Principal Bedroom enjoys a particularly spacious En Suite, incorporating a separate shower.

Bedroom Two benefits from patio doors opening onto a Balcony enjoying magnificent far-reaching south-facing views.

The attractively landscaped patio garden is accessed directly via the patio doors from both the lounge and dining kitchen and incorporates stone-paved and composite decked seating areas, enclosed by fencing and featuring an attractive timber pergola.

The garden enjoys delightful views and a wonderful south-facing aspect.

There are Two reserved Parking spaces situated within a gravelled parking area.

