



**GASCOIGNE
HALMAN**

BROAD LANE, HALE

THE AREAS LEADING ESTATE AGENT



BROAD LANE, HALE

£3,950,000

A stunning detached family home on one of the areas most prestigious roads in Hale.

Occupying a prestigious position in one of Hale's most coveted residential enclaves, this magnificent double-fronted detached residence is an exemplar of luxury living. Constructed to our client's exacting standards, the property spans four floors of meticulously planned accommodation, blending grand-scale entertaining spaces with intimate family retreats.

Approached via secure electric gates, the property opens onto a sprawling forecourt with a block-paved turning circle and an attached double garage. The estate is set within approximately half an acre of manicured grounds.





Stunning Detached Family Home

Extending to over 8000 sq ft

Four Main Reception Rooms

Five/six Double Bedrooms and Six Bath/Shower Rooms

Secure Gated Entrance and Double Garage

Entertainment room with Games area and Spa with Gym



BROAD LANE, HALE

The rear gardens are a private oasis, primarily laid to lawn and framed by mature specimen shrubbery to ensure total seclusion for al-fresco dining and relaxation.

The journey begins in a breathtaking reception hall that sets a tone of immediate grandeur. This level hosts four versatile reception rooms, each finished with an uncompromising eye for detail. At the heart of the home lies a stunning, open-plan "live-in" kitchen and dining area; a true culinary sanctuary flooded with natural light and designed to serve as the ultimate social hub. A dedicated private study provides a quiet haven for the modern professional.

The lower ground floor has been transformed into a world-class leisure complex, rivaling the finest private members' clubs. A state-of-the-art media room and separate games room for immersive hosting and a professional-grade gymnasium leads to a tranquil spa area featuring a custom steam room and dedicated changing facilities.

The upper levels accommodate six expansive double bedrooms and six exquisitely designed bath/shower rooms. The principal suite is a masterclass in opulence, boasting a generous bespoke dressing room and a spa-inspired en-suite. Four additional bedrooms feature private en-suites, ensuring absolute comfort for family and guests alike.

Ideally situated within walking distance of the fashionable boutiques and acclaimed eateries of Hale Village, this home offers a rare combination of privacy and lifestyle convenience







LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots, House of Fraser, etc. and the Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.



POSTCODE

WA15 0DG

TENURE

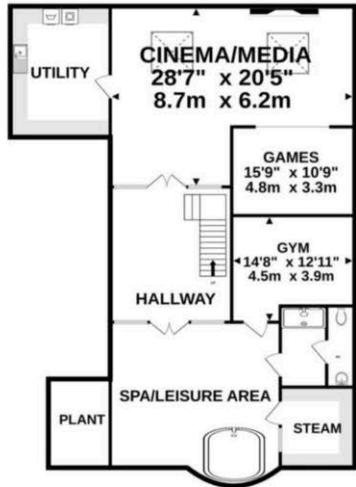
Freehold. Subject to solicitors verification.

LOCAL AUTHORITY

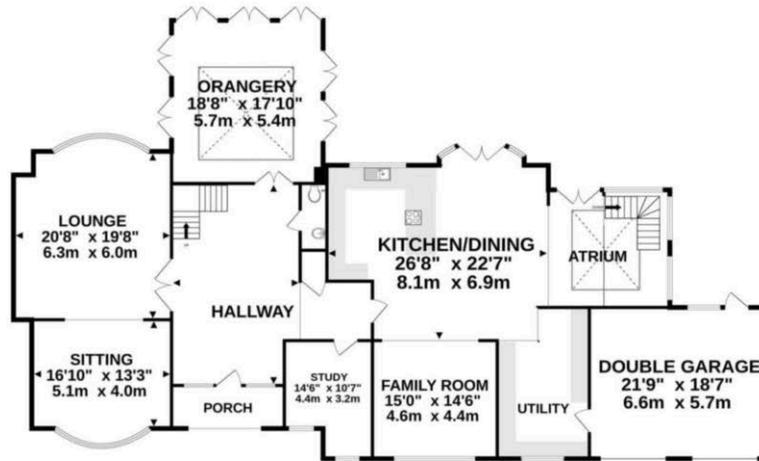
Trafford Borough Council. Tax band H.



BASEMENT LEVEL



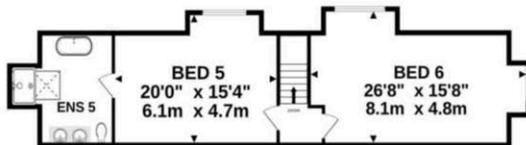
GROUND FLOOR



1ST FLOOR



2ND FLOOR

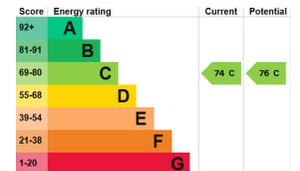


TOTAL FLOOR AREA : 8200 sq.ft. (761.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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