INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

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£1,495,000

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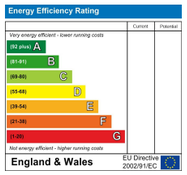
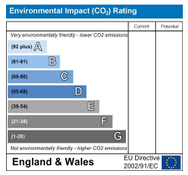
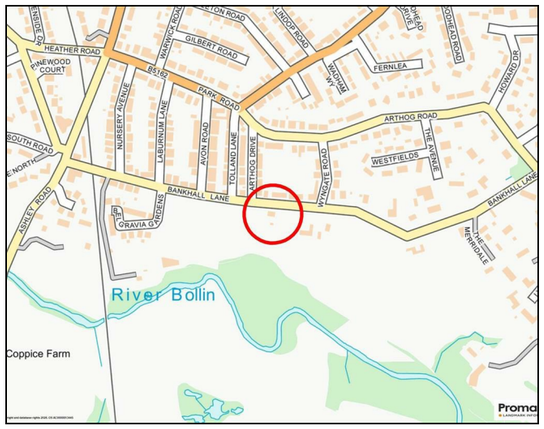
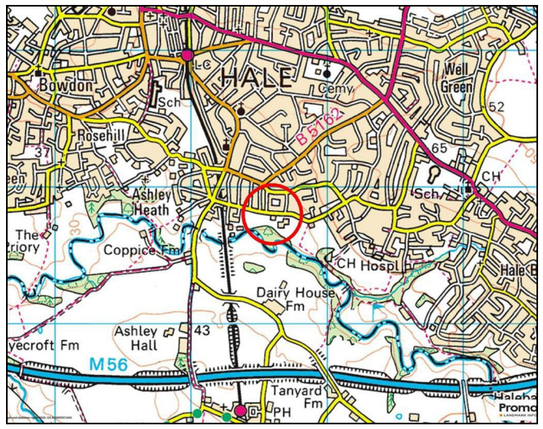
energy efficiency

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









overview

A BEAUTIFULLY DESIGNED DETACHED FAMILY HOME OCCUPYING A PRIVATE PLOT BACKING ONTO OPEN FIELDS AND BORDERING THE BOLLIN VALLEY, LOCATED ON ONE OF HALE'S MOST PRESTIGIOUS ROADS, WITHIN WALKING DISTANCE OF HALE VILLAGE. 2596SQFT

Hall. Cloaks. GFWC. Lounge. Family Room. Home Study. 400sqft Dining Kitchen. Utility. Boot Room. Four Doube Bedrooms. Two Bath/Shower Rooms. Gated Driveway. Garage. Beautiful Gardens. Garden Room.

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.

in detail

A really lovely, individually designed and built Detached family home with accommodation extending to approximately 2600 square feet, including a delightful Garden Room and standing on highly appealing and rather unique Garden plot surrounded by open fields bordering onto the Bollin Valley.

The property is positioned on this most desirable and prestigious road within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, yet also benefits from having country walks towards Ashley and the River Bollin literally on the doorstep.

The property has perfectly balanced family accommodation arranged off a large central Hall with Cloakroom and Ground Floor WC off.

Spacious Lounge featuring an elegant ornate ceiling, windows and French doors that lead out to a pergola and the garden beyond. A striking contemporary media wall serves as the focal point of the room, featuring a seamlessly inset flat-screen television positioned above a wide panoramic glass-fronted fireplace, creating a stylish yet welcoming space for relaxing and entertaining.

A separate Family Room offers a cosy and inviting retreat for more informal living, with a bay window overlooking the front and a charming inglenook fireplace housing a wood-burning stove.

Useful Home Study with front aspect.

A 400 square foot Dining Kitchen is well appointed with an extensive range of custom built units and appliances arranged around a central island unit. French doors and windows provide access to the gardens and offer pleasant views. There is a large fitted Utility Room, Boot Room, storage and access to the Integral Garage.

To the First Floor are Four excellent Double Bedrooms served by Two Bath/Shower Rooms including a Principal Bedroom Suite with En Suite. The Principal Bedroom and Bedroom Four both enjoy attractive views across the mature gardens towards the Bollin Valley beyond.

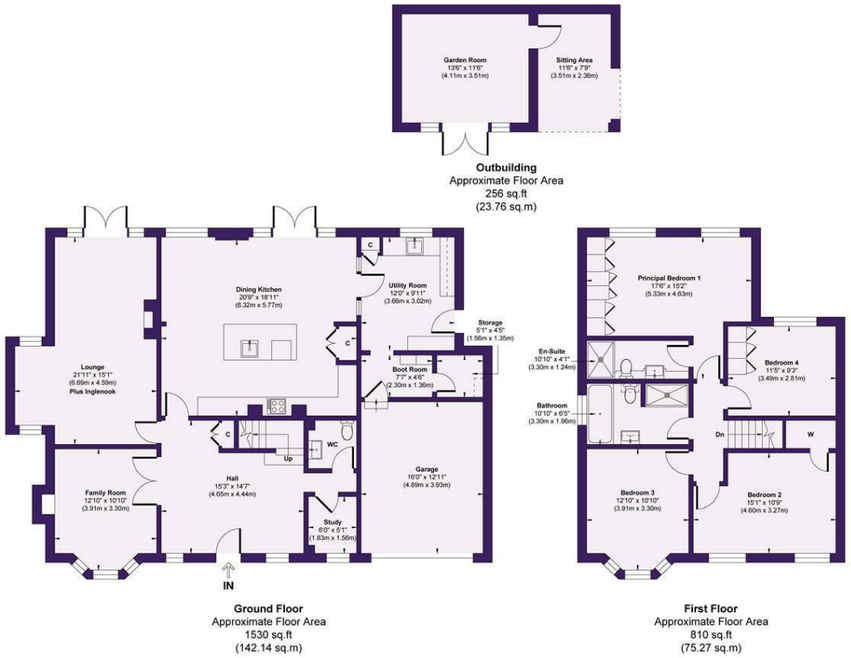
The property is set behind a tall secure remote control operated Gated Entrance to a Driveway providing excellent off street Parking and in turn leading to the large Integral Garage.

The Gardens are a really delightful feature with a nonslip resin-laid terrace with integral lighting returning across the back of the house. Beyond, the Garden is laid to a good expanse of lawn to one corner of which is a delightful Garden Room, ideal as a Home Office or a Gym with additional external sitting area.

The Garden enjoys a lovely backdrop onto open fields but at the same time with tall mature screening make an exceptionally private and peaceful setting.

A really first class family home in a great location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 2596 sq. ft / 241.17 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 2340 sq. ft / 217.39 sq. m (Excluding Outbuilding)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.