



442 HALE ROAD | HALE BARNES

£2,000,000

A individually designed detached residence set back beyond remotely operated gates with beautiful landscaped grounds extending to approximately half an acre and south westerly facing at the rear. The superbly presented and exceptionally well proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, family room, breakfast kitchen, cloakroom/WC, primary bedroom with en suite bathroom/WC, three bedrooms with en suite shower room/WCs, two further double bedrooms and family bathroom/WC. Integral annexe comprising living room, breakfast kitchen, utility room and bedroom with en suite shower room/WC. Gas fired central heating, pressurised hot water system and PVCu double glazing. Detached double garage and extensive parking facilities within the driveway. Paved rear terrace and expanse of lawn. Ideal location half a mile from the revitalised village centre.

POSTCODE: WA15 8TH

DESCRIPTION

Occupying a discreet setting beyond substantial remotely operated gates, this exceptional detached residence was individually commissioned by the present owners and constructed circa 2003. Set well back from the carriageway, with an extensive pattern-impressed driveway providing ample parking and mature screening to enhance privacy. Furthermore, the property sits within an impressive plot extending to approximately half an acre.

The beautifully designed rear gardens are a particular highlight with a full width paved rear terrace which is ideal for entertaining during the summer months and an expansive of lawn with thoughtfully planted borders offering both colour and seclusion throughout the year. Importantly with a sought-after south-westerly aspect to enjoy the sunshine throughout the day and into the evening.

The superbly presented and exceptionally well proportioned accommodation is arranged over two floors and benefits from gas fired central heating, a pressurised hot water system and PVCu double glazing throughout.

The welcoming entrance hall leads onto an elegant open-plan sitting and dining room where French windows frame views across the gardens and open directly onto the aforementioned terrace. The adjacent breakfast kitchen features a range of Shaker-style cabinetry and enjoys a delightful outlook over the landscaped grounds. In addition, a spacious family room provides informal living space, complemented by a conveniently positioned cloakroom/WC.

At first floor level the remarkably generous primary bedroom is fitted with an extensive range of contemporary furniture alongside an en suite bathroom/WC. Three further double bedrooms each benefit from their own modern en suite shower room/WCs, while two additional double bedrooms are served by a well-appointed family bathroom.

An unusual feature of the home is the self-contained annexe, which offers complete flexibility for multigenerational living, independent relatives or guest accommodation. With its own private entrance, the annexe comprises living room, breakfast kitchen, utility room and double bedroom with access to the rear terrace, together with an en suite shower room. Crucially, also connecting seamlessly with the principal house via the family room and kitchen, allowing it to function either independently or as part of the main house.

The location is highly regarded being approximately half a mile from the revitalised village centre, within the catchment area of highly regarded primary and secondary schools and well placed for access to the surrounding network of motorways and Manchester International Airport.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Character columns. Tiled floor. Hardwood front door with ornate carving and set within matching opaque double glazed side-screens.

ENTRANCE HALL

22'5" x 11'10" (6.83m x 3.61m)

Turned spindle balustrade staircase to the first floor. Under-stair cloaks closet with space for hanging coats and jackets. Tiled floor. Recessed LED lighting. Wall light point. Entry phone. Contemporary vertical chrome radiator. Double opening glazed/panelled doors to:

SITTING ROOM

29'3" x 13' (8.92m x 3.96m)

PVCu double glazed window to the front. Two PVCu double glazed windows to the side. Recessed LED lighting. Three radiators. Wide opening to:

DINING ROOM

22'11" x 15'4" (6.99m x 4.67m)

PVCu double glazed French windows set within matching side screens to the paved rear terrace. Two PVCu double glazed windows to the rear. Recessed LED lighting. Two radiators.

BREAKFAST KITCHEN

19'7" x 15'4" (5.97m x 4.67m)

Fitted with a range of Shaker style wall and base units beneath granite effect heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching dresser unit with display cabinets. Recess for a range cooker with stainless steel splash-back and chimney cooker hood above. Recess for an American style fridge/freezer. Ample space for a table and chairs. PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Two radiators.

FAMILY ROOM

22'10" x 13'1" (6.96m x 3.99m)

PVCu double glazed window to the front. Two radiators.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC with douche spray. Partially tiled walls. Tiled floor. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Access to the boarded loft space via a retractable ladder. PVCu double glazed window to the front. Entry phone. Two radiators.

BEDROOM ONE

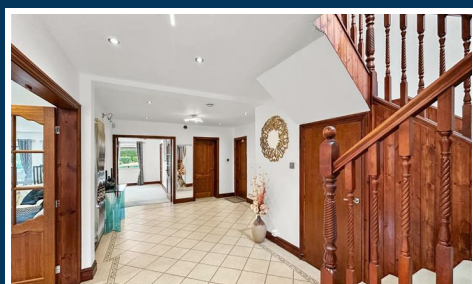
26'11" x 18'6" (8.20m x 5.64m)

Fitted with a comprehensive range of contemporary mirror fronted wardrobes containing hanging rails, shelving and drawers. Matching drawers and cupboards and integrated LED lighting. Two PVCu double glazed windows to the rear. Two radiators.

EN SUITE BATHROOM/WC

11'7" x 8' (3.53m x 2.44m)

Fitted with a white/chrome suite comprising corner bath with mixer tap plus thermostatic rain shower, handheld attachment, body jets and screen above, vanity wash basin with mixer tap and low-level WC with douche spray. Airing cupboard with shelving and housing the pressurised hot water cylinder. Opaque PVCu double glazed window to the rear. Tiled walls. Tiled floor. Illuminated mirror. Recessed LED lighting. Extractor fan. Radiator.



BEDROOM TWO

23'2" x 17'1" (7.06m x 5.21m)

Fitted with a five door range of wardrobes containing hanging rails and shelving with integrated recessed low-voltage lighting. PVCu double glazed window to the rear. Two radiators.

EN SUITE SHOWER ROOM/WC

6'11" x 6'6" (2.11m x 1.98m)

White/chrome pedestal wash basin with mixer tap and low-level WC with douche spray. Tiled corner enclosure with thermostatic shower and body jets. Mirror fronted cabinet. Opaque PVCu double glazed window to the side. Tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Radiator.

BEDROOM THREE

19'6" x 13'1" (5.94m x 3.99m)

PVCu double glazed window to the front. Recessed LED lighting. Two radiators.

EN SUITE SHOWER ROOM/WC

6'11" x 6'6" (2.11m x 1.98m)

White/chrome pedestal wash basin with mixer tap and low-level WC with douche spray. Tiled corner enclosure with thermostatic shower and body jets. Opaque PVCu double glazed window to side. Tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Radiator.

BEDROOM FOUR

15'4" x 11'9" (4.67m x 3.58m)

PVCu double glazed window to rear. Radiator.

EN SUITE SHOWER ROOM/WC

7'8" x 6'5" (2.34m x 1.96m)

White/chrome pedestal wash basin with mixer tap and low-level WC with douche spray. Tiled corner enclosure with thermostatic shower and body jets. Tiled walls. Tiled floor. Recessed LED lighting. Shaver point. Extractor fan. Radiator.

BEDROOM FIVE

16'1" x 15'3" (4.90m x 4.65m)

PVCu double glazed window to the front. Recessed LED lighting. Radiator.

BEDROOM SIX

13'1" x 8'4" (3.99m x 2.54m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

11'4" x 7'10" (3.45m x 2.39m)

Fitted with a white/chrome suite comprising corner whirlpool bath with mixer tap, vanity wash basin with mixer tap and low-level WC with douche spray. Tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Radiator.

INTEGRAL GROUND FLOOR ANNEXE

LIVING ROOM

24'2" x 13'4" (7.37m x 4.06m)

PVCu double glazed/panelled door to the recessed porch. PVCu double glazed window to the front. Recessed LED lighting. Two radiators.

UTILITY ROOM

13'4" x 5'3" (4.06m x 1.60m)

Two wall mounted gas central heating boilers. Pressurised hot water cylinder. Space for an automatic washing machine. Wood effect flooring.

BREAKFAST KITCHEN

15'4" x 13'4" (4.67m x 4.06m)

Fitted with a range of matching wall and base units beneath granite effect heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Matching central island with breakfast bar. Integrated appliances include an oven/grill, oven with grill above, microwave, five ring gas hob with stainless steel chimney cooker hood above and dishwasher. Recess for fridge/freezer. PVCu double glazed/panelled door to the side. PVCu double glazed window to the side. Tiled floor. Radiator.

BEDROOM SEVEN

18'11" x 15'9" (5.77m x 4.80m)

PVCu double glazed/panelled door to the paved rear terrace. PVCu double glazed windows to the side and rear. Laminate wood flooring. Two radiators.

EN SUITE SHOWER ROOM/WC

7'11" x 7' (2.16m x 2.13m)

White/chrome pedestal wash basin with mixer tap and low-level WC with douche spray. Tiled corner enclosure with thermostatic shower. Tiled walls. Tiled floor. Extractor fan. Radiator.

OUTSIDE

DETACHED DOUBLE GARAGE

24'11" x 16' (7.59m x 4.88m)

Remotely operated up and over door. PVCu double glazed/panelled door to the side. PVCu double glazed window to the side.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

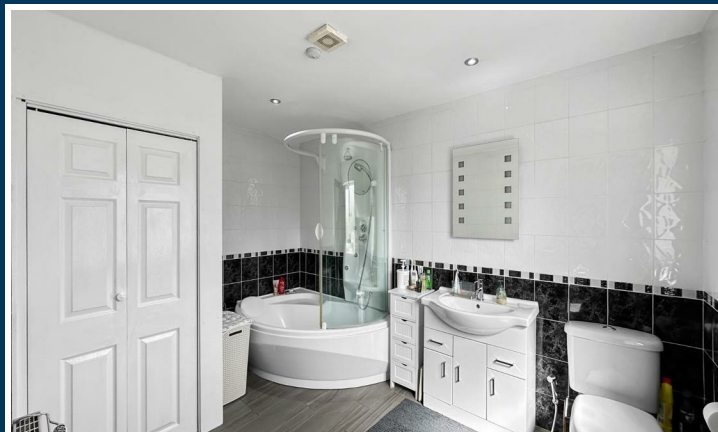
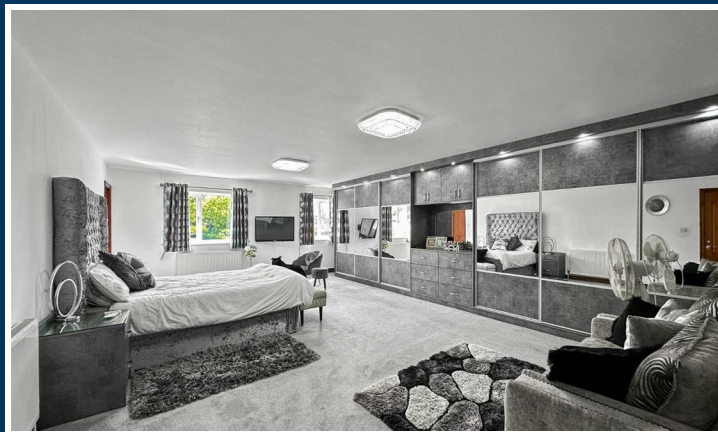
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

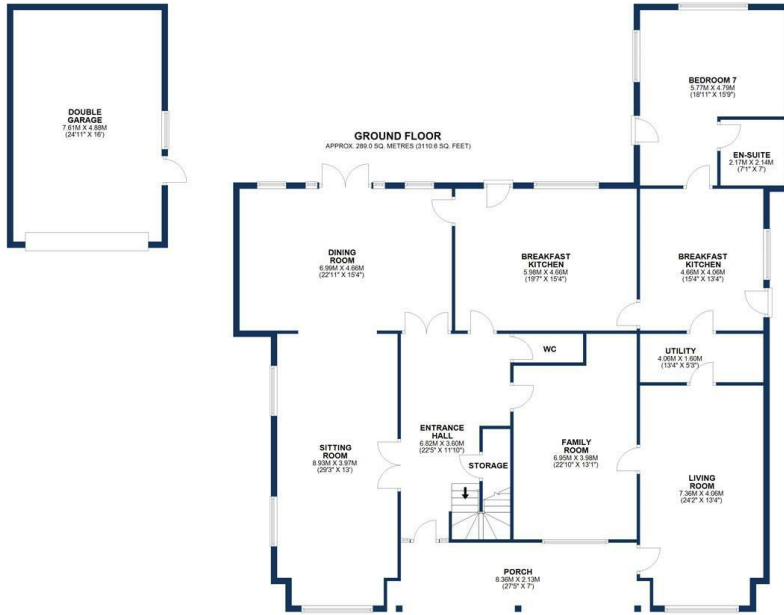
Band G.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

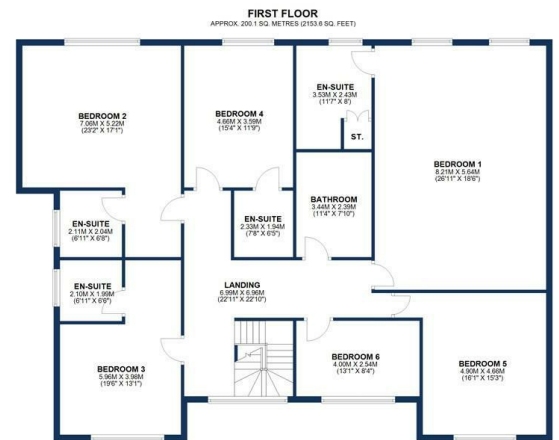


Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 489.1 SQ. METRES (5264.2 SQ. FEET)

Floorplan for illustrative purposes only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM