HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

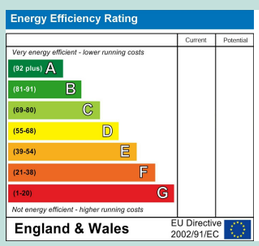
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

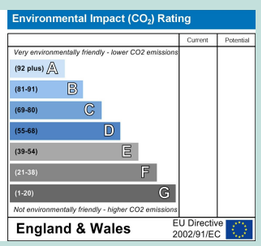
INDEPENDENT ESTATE AGENTS

location

energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

INDEPENDENT ESTATE AGENTS

The Meadow Oldfield Road

, Altrincham, Cheshire, WA14 4BJ



OLDFIELD IS AN EXCLUSIVE COLLECTION OF JUST SIX LUXURY DETACHED HOMES, PERFECTLY POSITIONED IN THE DESIRABLE MARKET TOWN OF ALTRINCHAM. COMBINING ELEGANT DESIGN, GENEROUS FAMILY LIVING AND EXCEPTIONAL CRAFTSMANSHIP, THESE HOMES OFFER PEACEFUL SURROUNDINGS WITH EASY ACCESS TO VIBRANT LOCAL AMENITIES, OUTSTANDING SCHOOLS AND EXCELLENT TRANSPORT LINKS. OLDFIELD DELIVERS REFINED MODERN LIVING IN ONE OF THE NORTH WEST'S MOST PRESTIGIOUS LOCATIONS.

£1,295,000

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in detail



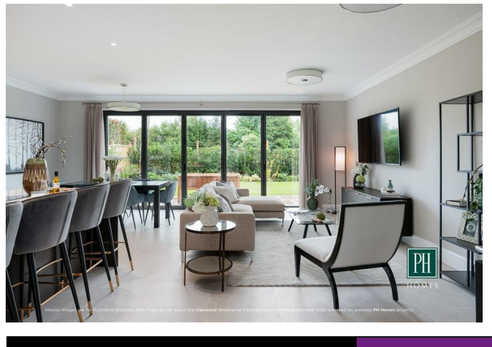












OLDFIELD

A highly exclusive collection of 6 luxury detached homes in one of South Manchester's most vibrant market towns

WELCOME TO OLDFIELD
Oldfield is a rare and highly exclusive development of just six luxury detached family homes, perfectly positioned on Oldfield Road in Altrincham. Designed and built to PH Homes' exacting standards, this intimate enclave offers a rare opportunity to be part of a welcoming community, renowned for its outstanding schools, vibrant social scene and close proximity to the bright lights and myriad attractions of Manchester city centre.

Life at Oldfield offers the perfect balance – a peaceful residential setting within easy reach of Altrincham town centre, the fashionable village of Hale, and the wider Cheshire golden triangle of Prestbury, Wilmslow and Alderley Edge. With abundant green spaces and excellent transport links close at hand, this is a location that really does have it all.

LOCATION
Oldfield sits in a quiet, established residential address just moments from the heart of Altrincham – one of the region's most celebrated market towns. The area is renowned for its leafy streets, strong sense of community and proximity to some of the North West's finest amenities. Altrincham town centre offers a superb mix of independent shops, high street brands, cafés and restaurants, while the neighbouring village of Hale is equally lauded for its boutique retail, acclaimed dining and lively social scene. Wilmslow and Alderley Edge, both synonymous with refined Cheshire living, are also within easy reach.

For commuters, Oldfield is exceptionally well connected. The M56 and M60 motorway networks are a short drive away, providing swift access across the locality, while Manchester Airport is easily reached. Altrincham benefits from excellent rail services to Manchester city centre, as well as the Metrolink tram network, making travel both convenient and flexible.
For directions, please use WA14 4BJ.

LOCAL LIFE
Altrincham has earned a reputation as one of the most desirable places to live in the North West, consistently recognised for its quality of life, thriving town centre and strong community spirit.

At its heart is the award-winning Altrincham Market Hall, now a vibrant social hub combining artisan food, independent traders and relaxed dining. The town also blends period charm with modern vibrancy, boasting an impressive mix of independent boutiques, national retailers, cafés and everyday conveniences. A short drive away, the affluent villages of Hale and Bowdon are synonymous with refined living, offering stylish shopping streets, tree-lined avenues and an abundance of high-end amenities. Wilmslow and Alderley Edge are also within easy reach, each bringing their own distinctive character, from designer boutiques to renowned dining destinations.

Green spaces are plentiful too, with Dunham Massey National Trust Estate and the picturesque village of Lymm close by, providing expansive parkland, woodland walks and seasonal events for all the family, and of course the dynamic metropolis of Manchester is only a short drive, train, bus or tram ride away.

SOCIAL LIFE
Oldfield places you at the heart of one of Cheshire's most dynamic social scenes. Altrincham Market Hall has become a real foodie destination, offering an ever-changing selection of independent food vendors, bars and events that draw visitors from across the region.

The town hosts a huge choice of top quality eateries and watering holes, like the every popular Con Club, Brazilian steakhouse Jardim, award-winning Italian Damo, Asian street food and sushi hotspot Unagi, Toast café and the buzzing Blanchflower Bakery & Kitchen, to name just a few.

Hale, Hale Barns and Bowdon are equally renowned for their exceptional restaurants, pubs, bars and cafés, with



THE MEADOW | PLOT 1 | GROUND FLOOR



	IMPERIAL	METRIC		IMPERIAL	METRIC
Kitchen	13'2" x 9'9"	4.03m x 2.99m	Utility	7'1" x 6'6"	2.17m x 2.00m
Dining/Family	21'4" x 16'5"	6.51m x 5.02m	WC	6'6" x 4'11"	2.00m x 1.50m
Living Room	17'10" x 12'5"	5.45m x 3.78m	Integral Garage	22'5" x 10'0"	6.85m x 3.05m

Note: Dimensions correct at time of publishing. Whilst every attempt has been made to ensure the accuracy of the Floor Plans contained here, dimensions are approximate and no responsibility is taken for any error, omission or misstatement. These Floor Plans are for illustrative purposes only and should be used as such by any prospective purchaser.

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