



GASCOIGNE HALMAN

BROADWAY, HALE

THE AREAS LEADING ESTATE AGENT



BROADWAY, HALE

£4,750,000

A stunning high-end contemporary home presented to an exceptional standard. Broadway stands as a testament to modern architectural design and intelligent space planning, perfectly suited to family life and modern-day living.

The property has been designed around an L-shaped footprint, positioned centrally within the plot and set back from the road to maximise the south-west facing gardens. This two-storey residence, complemented by a single-storey element to the front, offers excellent privacy from neighbouring homes and is approached via electric gates leading to a large driveway courtyard.

The striking appearance of the house draws inspiration from modernism rather than minimalism, embracing contemporary living without compromising comfort or practicality. The interiors flow seamlessly into the exterior spaces, while the building integrates beautifully with the surrounding landscaping. Rooms have been carefully considered in terms of scale, proportion and natural light, with transparency and reflection used to enhance the sense of space throughout. The overall layout works exceptionally well, providing versatile accommodation alongside the warmth and functionality of a family home.



Six Bedrooms

Five Bathrooms

Four Reception Rooms

Secure Gated Parking and A Double
Garage

Approximately 0.7 Acre Plot

South-West Facing Gardens

A Prestigious Address on Broadway



BROADWAY, HALE

Externally, the predominant materials are light-coloured textured masonry/render, creating a domestic feel while maintaining a strong modern aesthetic. Full-height anthracite aluminium windows and sliding doors maximise both natural light and views across the gardens.

While the architecture is confidently contemporary, the fixtures and finishes are of the highest quality throughout. The stunning kitchen, complete with twin islands, forms the heart of the home and benefits from south-facing rooflights that create a bright and airy atmosphere. A walk-in pantry and utility room provide practical additions, while a large gym and games/media room with bar further enhance the lifestyle offering.

The reception hallway leads to a range of further living spaces, including three reception rooms, along with access to two ground floor bedrooms, each with en suite facilities, one also benefiting from a dressing room.

To the first floor are four further bedrooms, two with en suite bathrooms, in addition to a stylish family bathroom, offering flexible accommodation ideal for larger or multi-generational families.

Externally, the property occupies one of the largest plots on Broadway, extending to approximately 0.7 acres. The majority of the gardens lie to the south and west, perfectly positioned to enjoy afternoon and evening sun. To the front, there is an extensive driveway courtyard, secure gated parking and a double garage.

LOCATION

The residence is nestled amidst expansive landscaped gardens, bordered by mature hedgerows and trees which shield the property, especially from Broadway







and its neighbouring southern boundary. Some of these trees reach impressive heights, enhancing the charm and character of the mature, green backdrop. Broadway itself is a lush suburban street adorned with fully grown trees lining the road and surrounding the properties. These houses, typically spacious and detached, are set back from the road within generous gardens.

The architectural styles span different eras, ranging from Victorian and Edwardian to contemporary designs, the only cohesive feature which gives continuity to the immediate area is the rich greenery which often only permits a glimpse of the fabulous houses beyond. There is no dominant vernacular style, individuality is the style that defines the character of this neighbourhood. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.

TENURE

Freehold

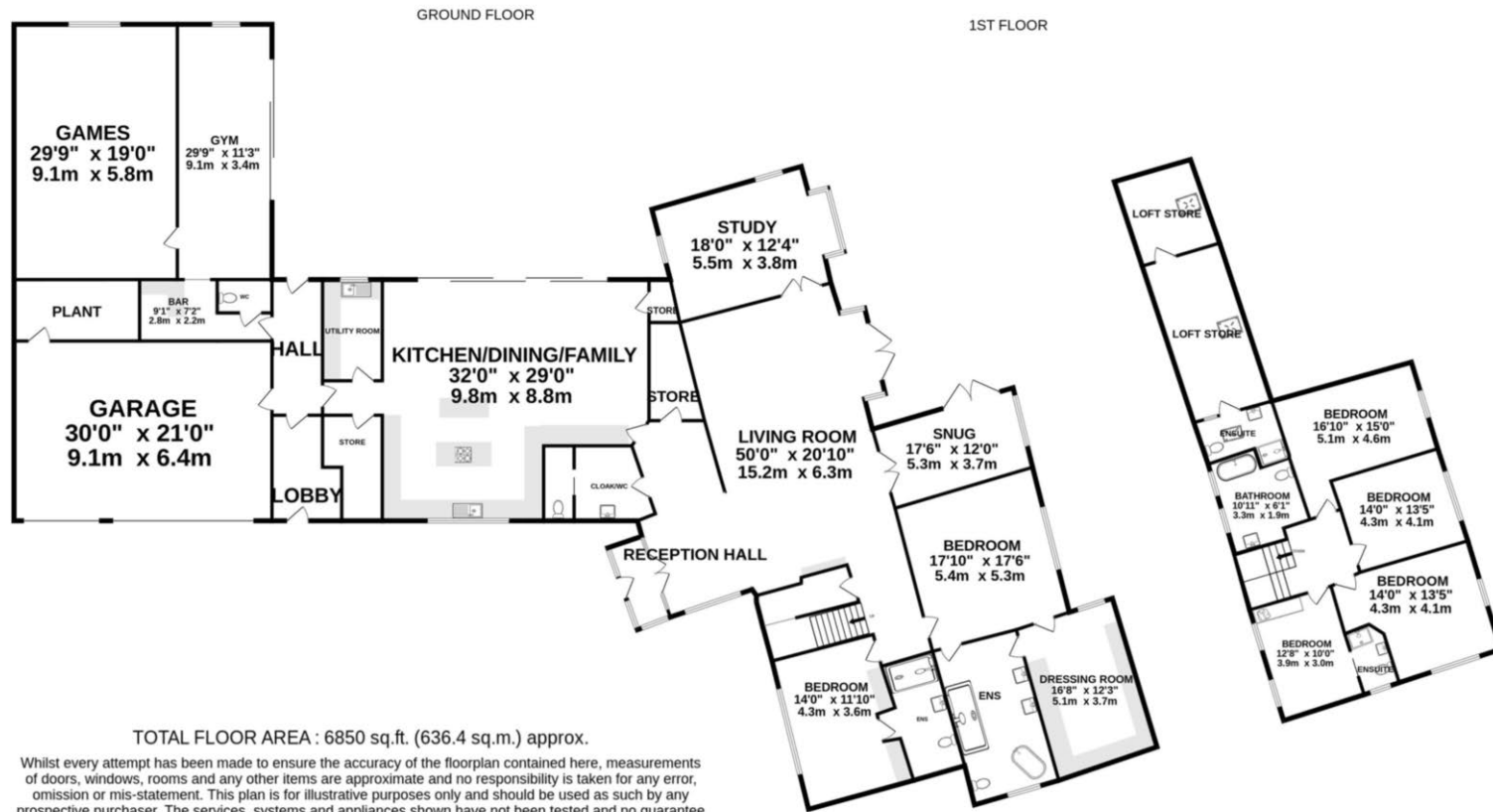
LOCAL AUTHORITY

Trafford Borough Council. Tax Band H

POSTCODE

WA15 0PQ





TOTAL FLOOR AREA : 6850 sq.ft. (636.4 sq.m.) approx.

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HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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HALMAN**