



Broadmead, 20 Broad Lane, Hale, Altrincham, WA15 0DF

£3,950,000

- Impressive Traditional Detached Family Home
- Approximately 0.80 Acre Garden Plot
- Prestigious Broad Lane Location mid way between Hale and Hale Barns centres
- Superb Outdoor Swimming Pool & Pool House
- Over 8,000 square feet versatile accommodation
- Lounge. Dining Room. Home Study
- 1000 square foot open plan Living Room and Dining Kitchen
- Six Double Bedrooms & Four Bath/Shower Rooms
- 1000 square foot duplex Principal Bedroom Suite with Dressing Rooms & Walk-In Wardrobes
- Triple Garage with Home Cinema/Gym Above

ONE OF THE MOST IMPRESSIVE TRADITIONAL DETACHED FAMILY HOMES TO COME TO THE MARKET IN HALE, STANDING IN APPROXIMATELY 0.80 ACRE OF BEAUTIFUL SOUTH/WEST FACING GARDENS WITH A STUNNING OUTDOOR SWIMMING POOL. LOCATED ON THIS PRESTIGIOUS ROAD MID WAY BETWEEN HALE AND HALE BARNS CENTRES. 8270SQFT

Hall. Lounge. Dining Room. Family Room. Study. Open Plan Live In Breakfast Kitchen. Utility Room. Boot Room. Laundry Room. GFWC. Six Double Bedrooms. Four Bath/Shower Rooms. Superb Outdoor Swimming Pool & Pool House. wonderful 0.80 acre Garden Plot. Triple Garage with Home Cinema/Gym Above

One of the most impressive traditional Detached family homes to be offered for sale in the area for some time.

A beautiful Detached family home standing on a wonderful 0.80 acre Garden Plot and located on one of the most prestigious roads in Hale on Broad Lane.

The property is within the catchment area of Altrincham Boys and Girls Grammar schools, and located approximately midway between Hale Village with its range of fashionable shops, restaurants and bars, and Hale Barns centre with Waitrose Supermarket and Costa Coffee, the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The property offers extensive and versatile accommodation extending to over 8000 square feet including a Triple Garage Block and is beautifully appointed throughout with superb specification fixtures and fittings yet at the same time with traditional features retained to include high corniced ceilings, impressive fireplaces, bay windows, inglenooks and beautifully proportioned rooms throughout.

In particular the property features a wonderful Open Plan Family Living Room and Dining Kitchen which extends to approximately 1000 square feet and a Principal Bedroom Suite that also extends to over 1000 square feet with the whole of the Top Floor of the property have been dedicated to 'His and Her' Dressing Room and Walk In Wardrobes.

The Ground Floor Accommodation arranged off a large central Hall, provides a Lounge, Dining Room, Family Room, Study, Open Plan Live In Breakfast Kitchen, Utility Room, Boot Room, Laundry Room and Ground Floor WC.

To the Upper Floors there are Six Double Bedrooms served by Four Bath/Shower Rooms, Three En Suites and including the wonderful Principal Bedroom Suite.

Externally, the property stands in truly impressive Garden Plot, with the principal Garden Areas being laid to the South and West of the property, enjoying sun throughout the day.

The showcase of which is the superb outdoor Swimming Pool with Pool House absolutely perfect for enjoying long summer days.

The Triple Garage Block has a room above currently utilised as a Home Cinema but also ideal to be used as a Gym, with this room and the garage both connecting to the main house.

A truly wonderful family home in an absolutely first class location standing on a beautiful garden plot.

AGENTS NOTE – Such is the nature of the side Garden positioned to the left hand side of the house, there may be potential subject to planning permission to develop a single detached house within the side garden. Such a building plot would have a value of circa £1M with planning approved.

- Freehold
- Council Tax Band H







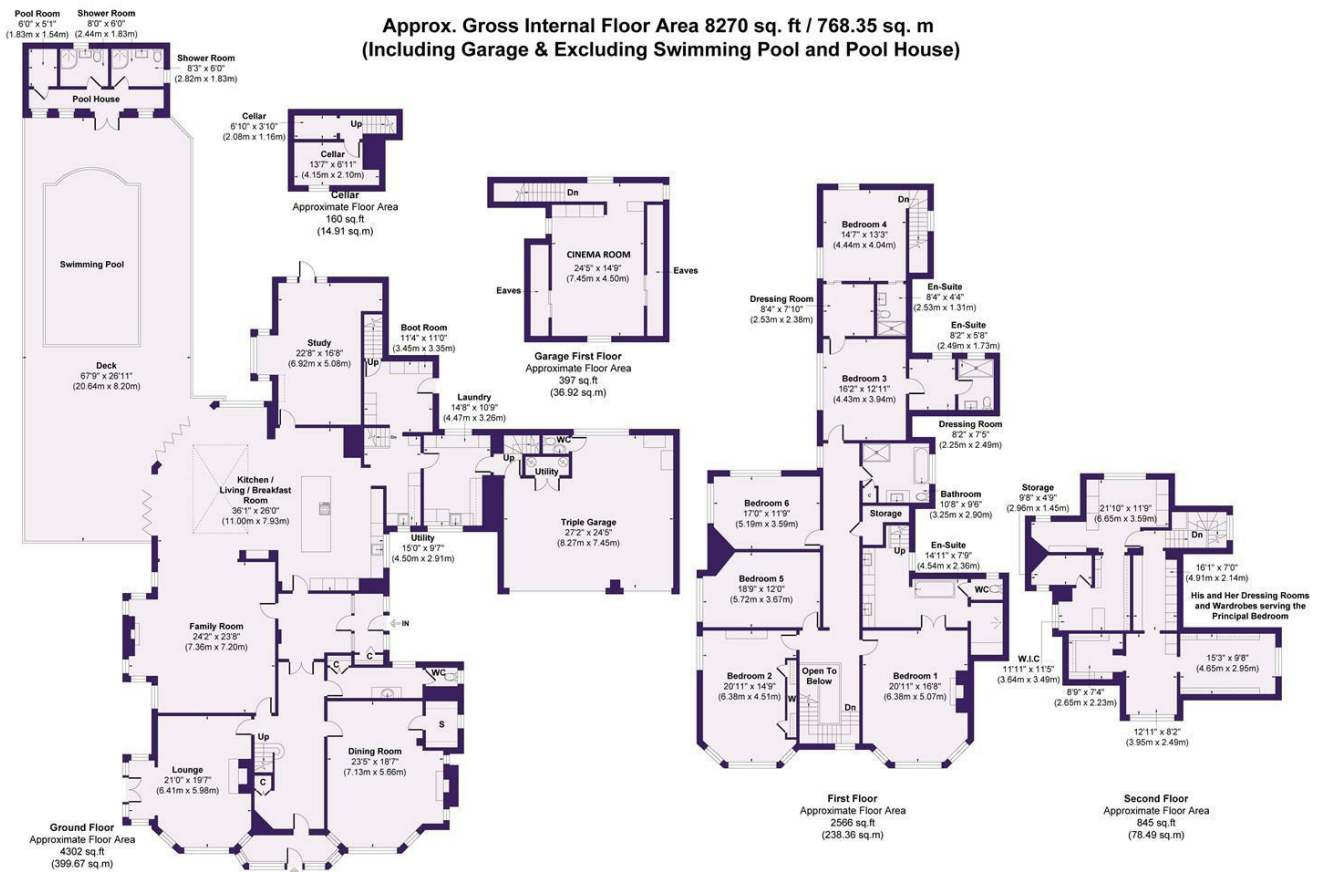








Floorplans



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.