



THE GABLES 17 HILL TOP | HALE

£1,950,000

NO ONWARD CHAIN A fine individually designed detached family house occupying an enviable position in one of the finest residential locations. enclosed porch, reception area, entrance hall, cloakroom, study, sitting room, dining room, open plan family room/kitchen fitted by Martin Moore, laundry room, second cloakroom. To the first floor a principal suite of double bedroom/en suite bathroom, 3 further double bedrooms and box room. Family bathroom/WC. Guest suite of double bedroom/en suite. Attached garage. Gardens to both front and rear.

POSTCODE: WA15 0NN

DESCRIPTION

The Gables is a fine individually designed detached family house occupying an enviable position in one of the finest residential locations containing substantial detached houses combined to create a magnificent setting.

Approached through electrically operated gates and set well back beyond a gravel driveway the property is surrounded by a variety of mature trees with secluded gardens laid to lawn to the front and a wide York stone paved terrace and lawn to the rear.

The accommodation has been well planned incorporating rooms of generous size including a through sitting room featuring an inglenook with Minster fireplace. The dining room includes sliding double glazed windows opening onto the adjacent terrace and the heart of the house is the open plan family room with fitted furniture and adjacent Martin Moore superb kitchen with a range of integrated appliances.

To the first floor is the principal suite of double bedroom with a range of fitted furniture and en suite bathroom with WC, three further double bedrooms all with fitted furniture, box room and recently refitted bath/shower room/WC. A secondary staircase leads to a suite including a spacious double bedroom with interesting sloping ceilings with fitted furniture and en suite shower/WC - ideal for guests.

Decor is tasteful and the accommodation incorporates fittings of quality tastefully presented with the benefit of gas fired central heating, double glazing, cavity wall and loft insulation.

About a mile distant is the vibrant village of Hale with its range of individual shops, restaurants and wine bars and railway station providing a commuter service into Manchester. The locality is also well placed for access to the surrounding network of motorways and Manchester International Airport.

In conclusion an exceptional and individual family home within a highly favoured location containing excellent family accommodation and yet with tremendous scope for further development.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Attractive Oak door. Glazed inner door in matching side screens to:

RECEPTION AREA

Radiator. Archway to:

ENTRANCE HALL

11'9" x 14'0" (3.58 x 4.27)

Of generous size with double glazed windows overlooking the paved terrace. Two concealed radiators. Cornice. Recessed low voltage lighting.

INNER HALL

Built in cloaks cupboard. Cornice.

CLOAKROOM

White/chrome low level WC and vanity washbasin. Radiator.

STUDY

12'0" x 6'0" (3.66 x 1.83)

Fitted with a corner twin pedestal desk positioned beneath the double glazed window overlooking the gardens and to the opposite wall cupboards with drawers and book shelves. Natural wood flooring. Recessed low voltage lighting

SITTING ROOM

23'6" x 18'6" (7.16 x 5.64)

Set beyond painted hardwood panelling and featuring a Minster fireplace and hearth and living flame gas coal fire flanked by double glazed windows. This elegant through room is enhanced by a coved cornice, concealed lighting to the inglenook and recessed low voltage lighting. Concealed radiators. Dual aspect double glazed windows.

DINING ROOM

15'0" x 14'0" (4.57 x 4.27)

To one side sliding double glazed windows open onto the paved terrace. Double glazed window to the front. Dado rail. Cornice. Radiator

OPEN PLAN LIVING / DINING KITCHEN PLANNED TO PROVI

KITCHEN

19'0" x 11'9" (5.79 x 3.58)

Beautifully appointed and fitted by Martin Moore with a range of cabinet made units with grey coloured panelled doors beneath polished granite work surfaces providing a wealth of storage and twin bowl Belfast sink. Integrated dishwasher, induction hob with extractor/light canopy above, stir fry hob, conventional oven/grill and microwave oven/grill and American style fridge/freezer with ice maker. Enhanced by subtle lighting, panelling and tiling. Cornice. Designer radiator.

LIVING / DINING AREA

18'0" x 14'0" (5.49 x 4.27)

Approached through a wide archway from the adjoining kitchen a superb room with double opening french windows to a second stoned paved terrace and fitted with a dresser containing cupboards and drawers with an illuminated display cabinet. Dado rail. Recessed low voltage lighting. Radiator. Tiled floor which continues into the:



LAUNDRY ROOM

17'6" x 6'9" (5.33 x 2.06)

Plus a range of built in cupboards one of which houses the gas central heating boiler. Single drainer stainless steel sink with cupboards beneath. Tiled floor. Access to integral garage. Plumbing for washing machine. Space for dryer.

SECOND CLOAKROOM

White low level WC and vanity wash basin. Tiled floor. Heated towel rail. Double glazed window to the rear.

FIRST FLOOR

PRINCIPAL SUITE;

BEDROOM 1

18'0" x 14'0" (5.49 x 4.27)

Including a full wall length range of fitted wardrobes containing hanging rails and shelving, matching bed head and side cabinets and twin pedestal dressing table. Recessed low voltage lighting. Radiator

EN SUITE

9'9" x 9'0" (2.97 x 2.74)

Fitted with a contemporary suite comprising walk-in shower enclosure, vanity wash basin and WC. Recessed low voltage lighting. Heated towel rail. Extractor fan. Double glazed window to the side.

FRONT BEDROOM 2

15'0" x 12'6" (4.57 x 3.81)

Including a range of fitted wardrobes, cupboards and drawers, dressing table, shelves and bedside cabinets. Recessed low voltage lighting. Radiator.

SIDE BEDROOM 3

16'0" x 16'0" (4.88 x 4.88)

Partly vaulted ceiling and PVCu double glazed windows on two sides. Twin fitted wardrobes and side tables flanking the bed recess. Two radiators.

FRONT BEDROOM 4

13'6" x 9'0" (4.11 x 2.74)

Recessed low voltage lighting. Radiator. Double glazed window to the front.

BOX ROOM

7'9" x 6'0" (2.36 x 1.83)

Velux roof light.

FAMILY BATHROOM

Recently fitted in a contemporary style in white/chrome with contrasting tiling to the walls and floor. Rectangular wash basin with a drawer beneath, panelled bath, WC and wide walk in glass shower enclosure with a thermostatic shower. Airing cupboard. Recessed low voltage lighting. Chrome heated towel rail. Extractor fan.

A secondary staircase leads to:

GUEST SUITE;

BEDROOM 5

20'3" x 13'0" (6.17 x 3.96)

A superb through room with interesting sloping ceilings and PVCu double glazed dormer windows to both front and rear. There is a full wall length range of fitted furniture including wardrobes, drawers and display shelves. Recessed low voltage lighting. Radiator. Television aerial point. Loft access hatch to partially boarded loft space.

EN SUITE

Fully tiled walls and floor and white/chrome corner shower enclosure, vanity wash basin and WC. Heated towel rail. Extractor.

OUTSIDE

INTEGRAL GARAGE

20'0" x 18'0" (6.10 x 5.49)

Electrically operated roller shutter door. Ample parking within the driveway approached through electrically operated remote control gates.

GARDENS

The property is approached over an impressed gravel drive with tree screened lawns to one side surrounded by mature shrubs and bushes and incorporating a paved terrace approached from both the hall and dining room. To the rear is a York stone paved terrace surrounded by trellis completely private and approached through double opening french windows from the rear of the family room. To one side is an additional area of lawn.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

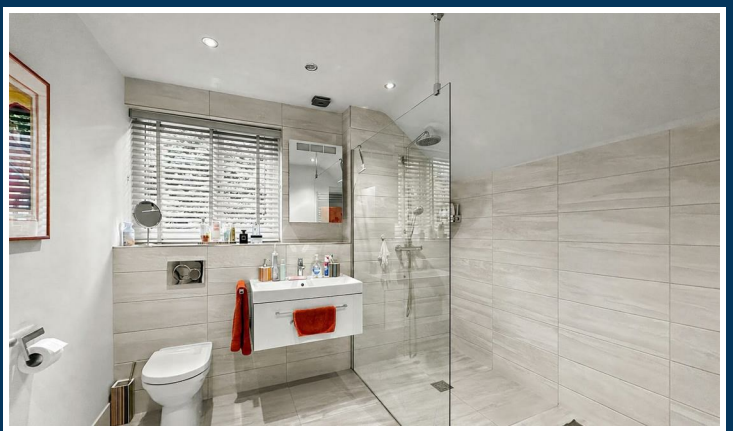
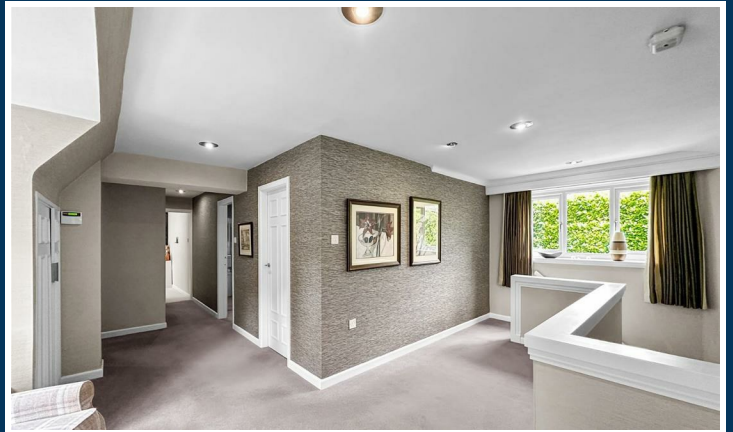
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

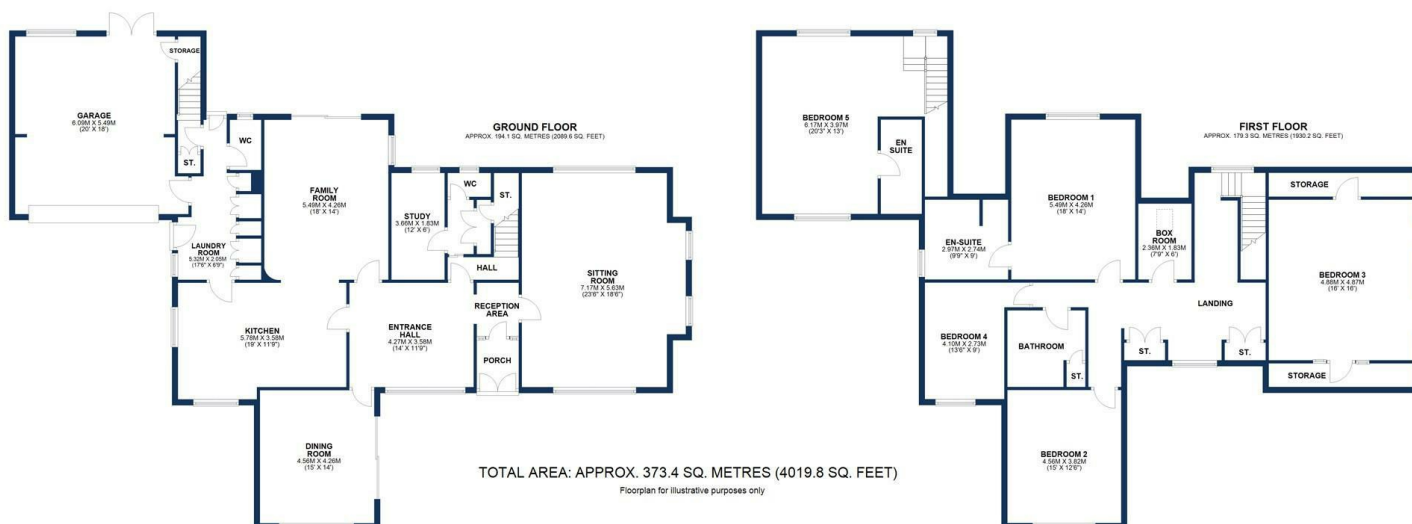
The property is in Band "H"

NOTE

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



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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