



GASCOIGNE HALMAN

HILL TOP, HALE

THE AREAS LEADING ESTATE AGENT



HILL TOP, HALE

£9,500,000

A stunning residence built in the Queen Ann architectural style which is widely seen throughout the area, its footprint, form, scale, and appearance have all been carefully considered to create a stunning home which stands out but also which sits in harmony with its surroundings. With an abundance of high-quality materials throughout including natural slate roofing, hardwood framing, brick walls and natural stone detailing. The results are of a timeless quality blending with and complimenting the surrounding properties. Although a brand-new build completed in 2013 and offering in excess of 14,000 sq.ft, the overall impression is of a house of character and architectural interest but with the warmth and charm of a traditional family home.



Stunning SieMatic Kitchens

Integrated Gaggenau Appliances

Chesney's Fireplaces

Hardwood Double Glazed Sash
Windows

Bespoke Samuel Heath Door Furniture

Prestigious Location

Just under 1 acre plot

Leisure Suite with Sauna, Steam, Gym &
Treatment Room

Lift Access to All Floors

Stunning landscaped Gardens By
Barnes Walker

Self-contained Annexe

Secure Parking & Triple Garage





HILL TOP, HALE

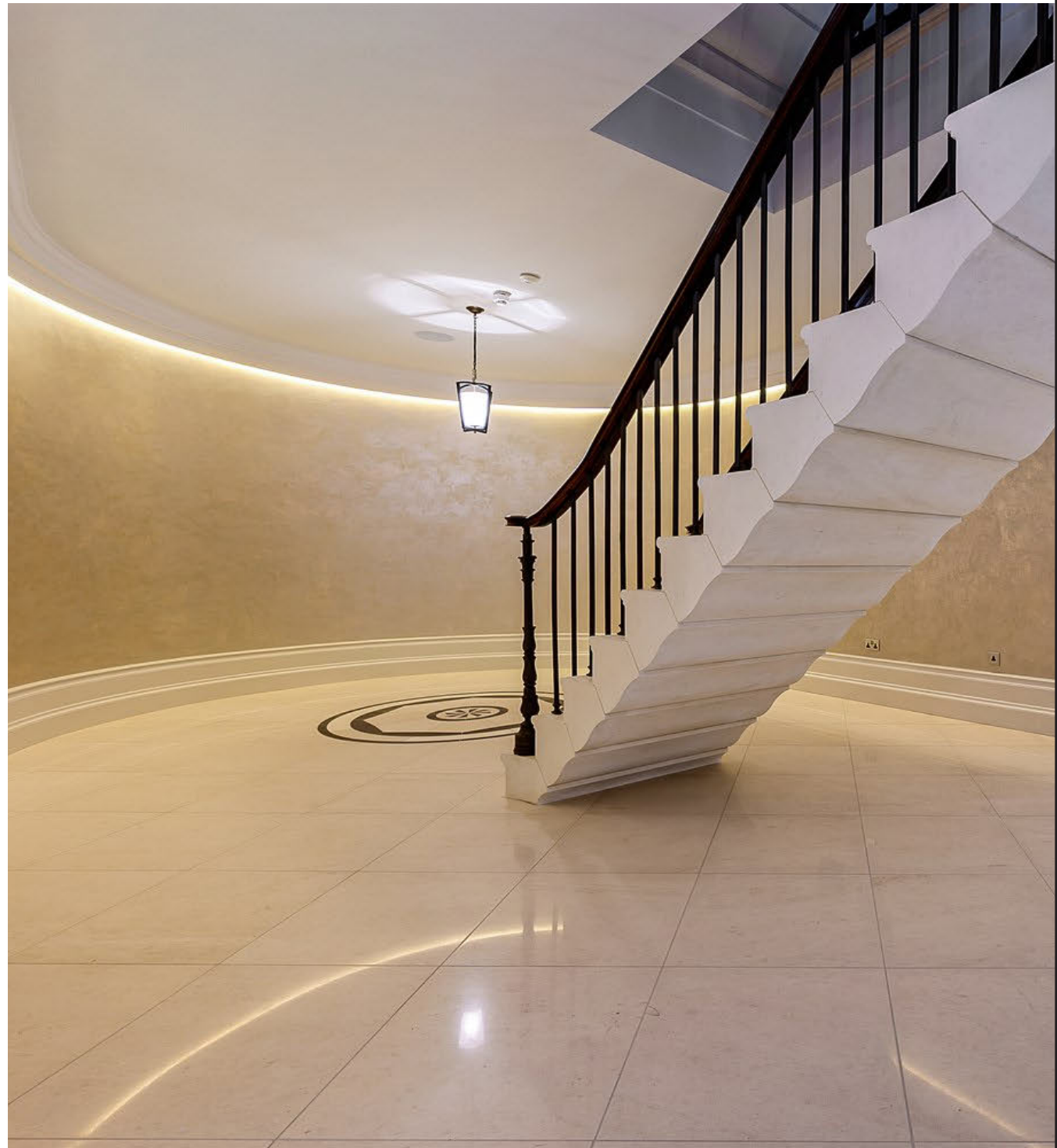
DESIGN AND LAYOUT

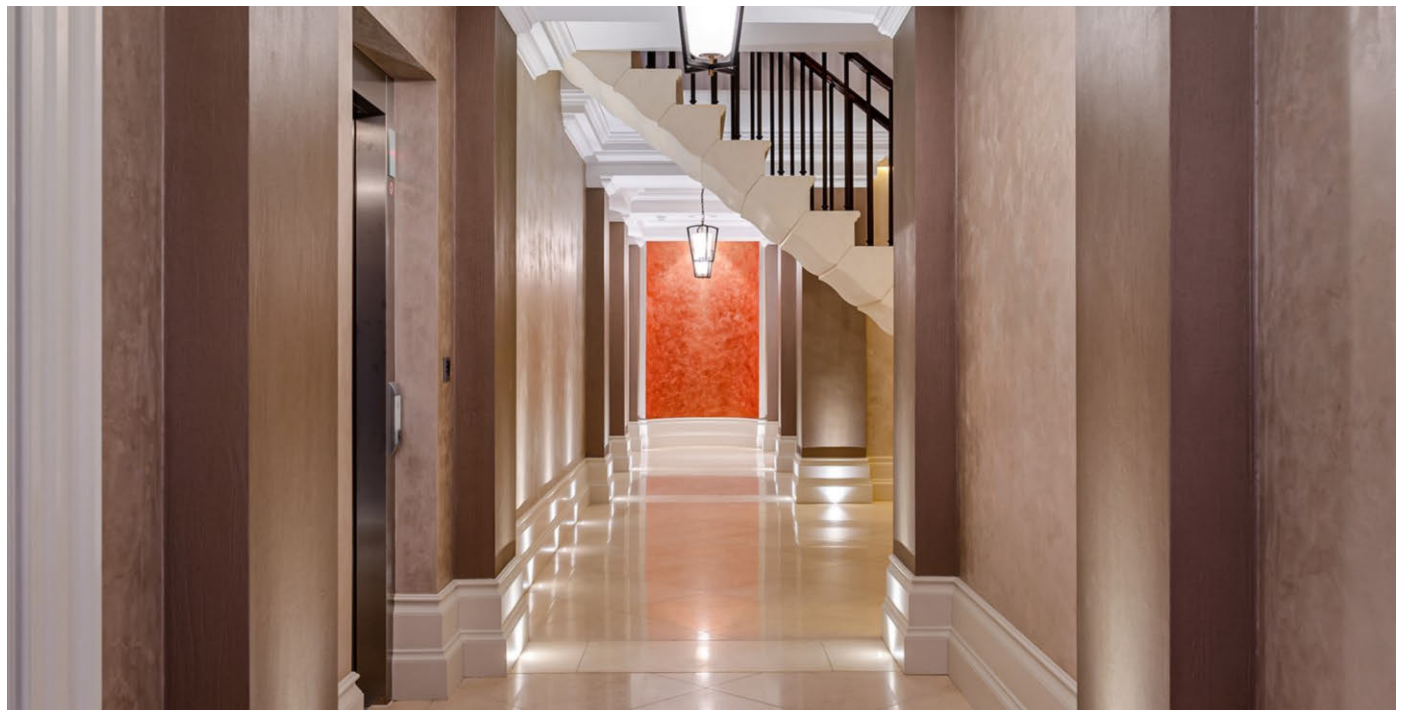
The Portico stone front porch gives access to the entrance vestibule and spacious hallway with stunning stone central staircase, which connects to a variety of living spaces. The primary family areas, including the open-concept kitchen, family dining room, and sitting areas, have been strategically placed to enjoy both the physical and visual access to the secluded rear garden areas, following the natural path of sunlight throughout the property.

Additional living areas, including a formal dining room and study are situated on the front side of the property with a spacious central hallway seamlessly linking these rooms to the everyday family living spaces whilst also allowing formal access to the basement living spaces. There is a secondary stair case and lift access to all floors.

The first-floor landing features a stunning roof lantern allowing lots of natural and from this area there is the exquisite master bedroom suite with his and hers ensuites and dressing rooms. There are two further bedrooms plus a self-contained annexe and would make an ideal guest suite or accommodation for a live-in housekeeper. The second floor offers two further versatile bedrooms with dressing rooms and ensuites.

The triple garage block is situated in the east side of the property being linked to the main house by a boot room that links secondary kitchen and









utility area, as well as a secondary staircase leading to the first floor.

The basement complex is a stunning feature of the home with leisure suite complete with Sauna, Steam room, gym and treatment room. Two sets of bifold doors give direct garden access and allowing natural light. There is a cinema suite with versatile games room and lounge/bar area, perfect for pre movie entertaining.

THE SITE AND SURROUNDINGS

The large scale of the house is entirely in keeping with the site and surrounding area with the pitch of the roof and dormers being one of the most distinctive features of this architectural style. Its scale is also appropriate to the size of plot on which it sits being 0.9 of an acre.

Hill Top itself is a lush suburban street adorned with fully grown trees lining the road and surrounding the properties. These houses, some of the most prestigious in the northwest 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.





Blending authentic architectural character with meticulous spatial planning and uncompromising craftsmanship, Hill Top represents the pinnacle of refined family living. Every detail has been thoughtfully considered, creating a home where elegance and functionality exist in perfect harmony.

State-of-the-art technology is seamlessly woven into the design, featuring intelligent underfloor heating, integrated air conditioning in the gym, air filtration system in the basement area, fully customisable multimedia and lighting systems, and an advanced security and CCTV network all designed to enhance comfort, convenience, and peace of mind.

Timeless in both aesthetic and construction, Hill Top is more than a residence; it is a masterfully curated living experience one that must be seen to be fully appreciated.

SECURITY AND SUSTAINABILITY

- High levels of natural daylight to rooms.
- High levels of thermal insulation.
- LED and low energy lighting.
- Hi-Tec Heating systems.
- Storage space for recyclable domestic waste.
- Nature and landscape visible from inside.
- Interesting and enjoyable spaces to live.
- Inclusive access.
- Space provided for cycles.
- Space provided for working from home.

DIRECTIONS

From our Hale office proceed along Westgate, at the end of the turning right onto Broomfield Lane and right again onto Hale Road. Proceed along Hale Road in the directions of Hale Barns, passing through the traffic lights with Park Road/Delahays Road. Take the first turning on the right hand side on to Hill Top and the property can be found a short way along on the left hand side.

LOCATION

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.







TENURE

Freehold

LOCAL AUTHORITY

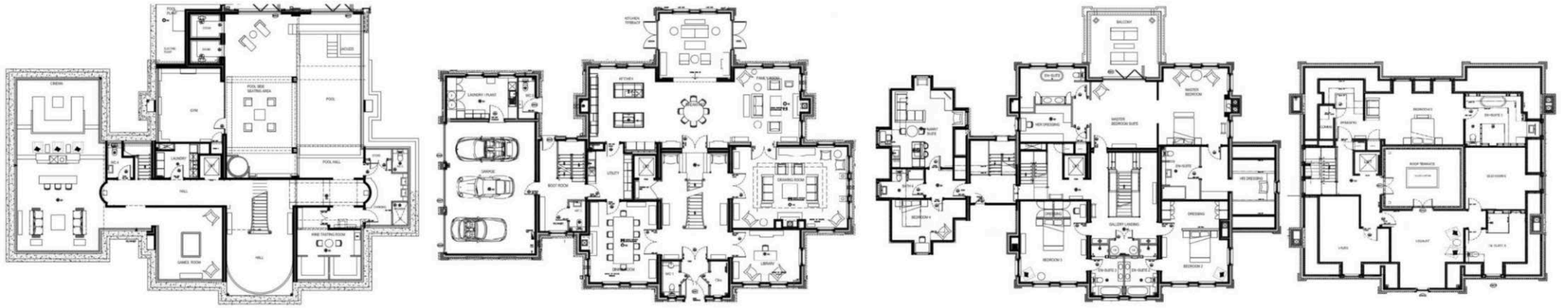
Trafford Borough Council. Tax band H.

POSTCODE

WA15 0NH







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