



**GASCOIGNE
HALMAN**

RIVERMEAD AVENUE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



RIVERMEAD AVENUE, HALE BARNES

£2,250,000

Luxury 6/7-bed home on 0.41 acres in Rivermead Avenue. Nearly 5,000 sq. ft., modernised, open-plan living, cinema room, gym, landscaped gardens, electric gates, and total privacy.





Detached Home

Just Under 5000sqft

Six/Seven Bedrooms

Five Bathrooms

Stunning Open Plan Living Area

Gated Off Road Parking

Seperate Outdoor Gym



RIVERMEAD AVENUE, HALE BARNES

DESCRIPTION

Set within the exclusive seclusion of Rivermead Avenue, this commanding family residence sits on a private 0.41-acre plot, offering nearly 5,000 sq. ft. of meticulously refined living space. The current owners have modernised the home to an exceptional standard, thoughtfully balancing contemporary luxury with a warm, inviting atmosphere. This quality extends to the home's technology, featuring integrated speakers and underfloor heating across every floor.

The heart of the home is a breathtaking open-plan living area, featuring tiered seating zones and bi-fold doors that dissolve the boundary between the interior and the landscaped grounds. For more formal or intimate moments, a spacious lounge with a Dru fireplace provides a sophisticated retreat, complemented by a versatile games room and study.

The first floor is headlined by a remarkable principal suite, complete with a private balcony overlooking the gardens, a boutique-style dressing room, and a spa-like ensuite. Four additional double bedrooms occupy this level-two featuring private ensembles and dressing areas-alongside a dedicated home office. The second floor offers further versatility, currently hosting two double bedrooms, one of which serves as a professional-grade cinema room and to complete this floor is a Four-piece bathroom.

Outside, the south-west facing gardens are a masterclass in landscaping. Tiered terraces and manicured lawns are framed by mature greenery,







creating total privacy. The grounds are completed by a bespoke, detached garden gym and the security of electric gates and CCTV.

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, House of Fraser, etc. and 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

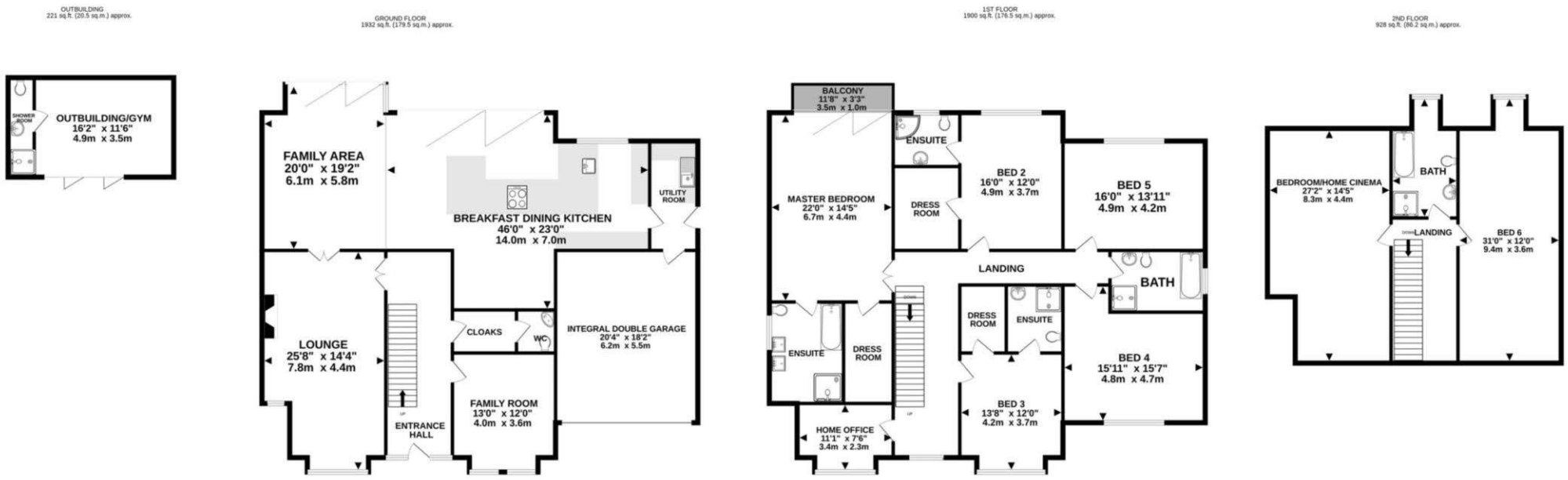


LOCAL AUTHORITY

Trafford Borough Council. Tax Band G

POSTCODE

WA15 0AN



TOTAL FLOOR AREA : 4981 sq.ft. (462.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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