



**GASCOIGNE  
HALMAN**

SOUTH ROAD, HALE

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THE AREAS LEADING ESTATE AGENT



## SOUTH ROAD, HALE

**£3,500,000**

An Exceptional, Fully Renovated Detached Family Home in a Prime Hale Location.

This outstanding detached residence has been extensively and thoughtfully renovated by the current owners to an exceptional standard, creating a spacious, stylish, and highly versatile family home. Set in one of Hale's most sought-after locations, the property is within easy walking distance of the village and its amenities, while also enjoying proximity to scenic countryside and riverside walks.

Upon entering, you're welcomed into a grand reception hall featuring a sweeping staircase, setting the tone for the space and quality throughout. The heart of the home is a breathtaking open-plan kitchen/living area, fitted with a bespoke Daniel Wayman kitchen. A standout feature is the impressive centre island - one of the largest we've seen - designed for both function and entertaining. This space flows seamlessly into a contemporary living area, flooded with natural light from four sets of doors that open directly to the rear garden.



Prestigious location off South Downs Road

Private landscaped plot of just under half an acre

Extensively & thoughtfully renovated to exceptional standard

Breathtaking Living Kitchen area with bespoke Kitchen

Luxurious Principal Suite with private Balcony

Detached Annexe provides flexible additional accommodation

Six Double Bedrooms with six Bathrooms in the main house

Spacious family Living Spaces on all floors

## SOUTH ROAD, HALE

In addition to the showstopping kitchen/living space, the ground floor includes two further generous reception rooms, a guest WC, a well-appointed utility room, and internal access to the garage store.

Upstairs, a spacious landing doubles as an additional living area, perfect for relaxing or socialising. The luxurious master suite features sliding doors leading to a private balcony overlooking the rear garden, a dedicated sitting area, a walk-in dressing room, and a substantial en-suite bathroom. There are four further bedrooms on this level, two of which have en-suite bathrooms, as well as a stylish family bathroom.

The top floor adds even more flexibility with a large open-plan landing area - ideal as a home gym, office, or additional family space. It includes a kitchenette and opens onto another balcony with stunning views. This floor also houses two further double bedrooms, each with en-suite facilities.

Externally, the home sits on a beautifully landscaped plot of just under half an acre, offering a high degree of privacy. The expansive lawn is bordered by mature trees and shrubs, creating a serene and secluded outdoor haven. A detached annex provides excellent guest accommodation or potential for a self-contained granny flat, complete with its own kitchen/diner, bedroom, and shower room. The front of the property features an elegant In-and-Out carriage driveway with electric gates, providing ample off-road parking and access to the integral garage store.

South Road is an exclusive and prestigious address off South Downs Road, offering the perfect balance of village convenience and countryside charm. The property is ideally located for access to the vibrant centre of Hale and its array of shops, restaurants and transport links, with beautiful riverside and woodland walks just moments away.







## 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.



## LOCAL AUTHORITY

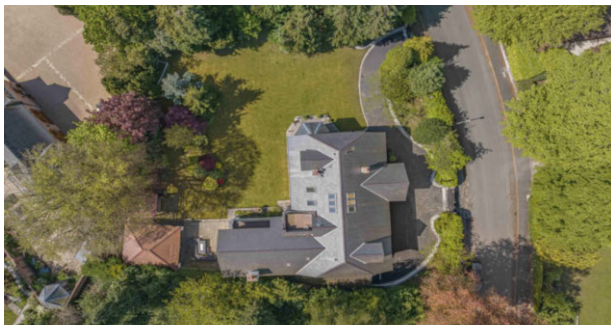
Trafford Borough Council Tax Band H - Amount payable for 2025/2026 is £4241.68

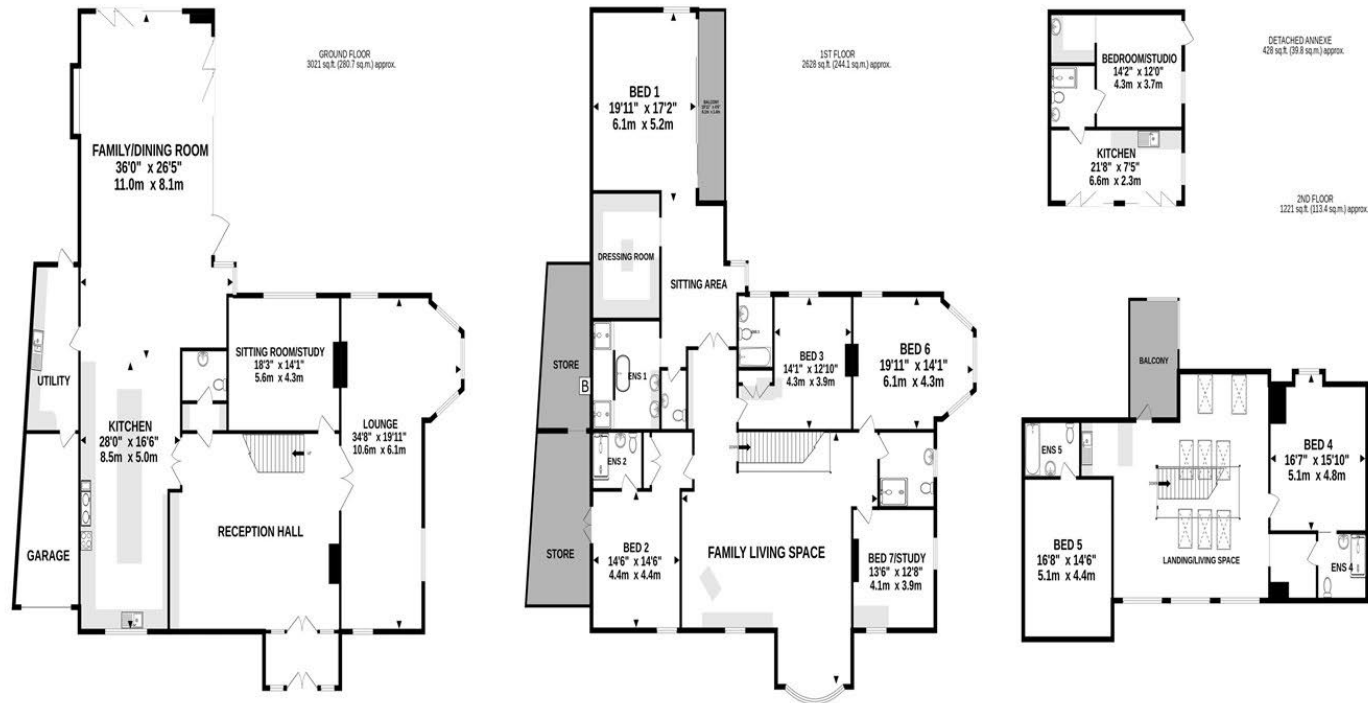
## TENURE

Freehold

## POST CODE

WA14 3HT





TOTAL FLOOR AREA : 7298 sq.ft. (678.0 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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