



**GASCOIGNE
HALMAN**

BROOKS DRIVE, HALE BARNES

THE AREAS LEADING ESTATE AGENT



BROOKS DRIVE, HALE BARNES

£1,850,000

Spacious six bed detached home on private road, gated entrance, landscaped gardens, double garage, four receptions, golf course views, balcony, and ample parking on 0.5 acre plot.

Set within beautifully landscaped grounds of just under half an acre on a private no-through road, Woodside is an impressive detached family residence enjoying a gated entrance, manicured front and rear gardens, views across Ringway Golf Course, and a detached double garage with extensive storage above.



Detached Family Home

Six Bedrooms & Two Bathrooms

Four Reception Rooms

Double Garage

Just Under 1/2 an acre

Private Road

Views Across the 6th Tee of Ringway
Golf Course



BROOKS DRIVE, HALE BARN

Offering exceptional proportions throughout, the property features four generous reception rooms, a fully fitted breakfast kitchen, six spacious bedrooms, and two bath/shower rooms.

The welcoming entrance hall, complete with guest cloakroom/WC, leads to a superb drawing room overlooking the attractive rear gardens, with access through to both the study and conservatory. To the front of the property is an elegant sitting room, while the formal dining room to the rear enjoys direct access to the garden and delightful views over Ringway Golf Course.

The well-appointed kitchen/breakfast room is fitted with an extensive range of cabinetry and enjoys lovely garden views, with a useful adjoining utility room leading through to a generous games room.

To the first floor, there are six well-proportioned bedrooms, including an impressive principal suite with dressing room and en-suite bathroom, complemented by a separate family bathroom. One of the bedrooms benefits from double doors opening onto a large rear balcony, commanding stunning views across the golf course.

Externally, the property is approached via an extensive driveway providing ample off-road parking and access to the detached double garage with storage above. The mature landscaped gardens to both the front and rear are a particular feature, with sweeping lawns, established trees, and attractive planting, all extending to just under half an acre.







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

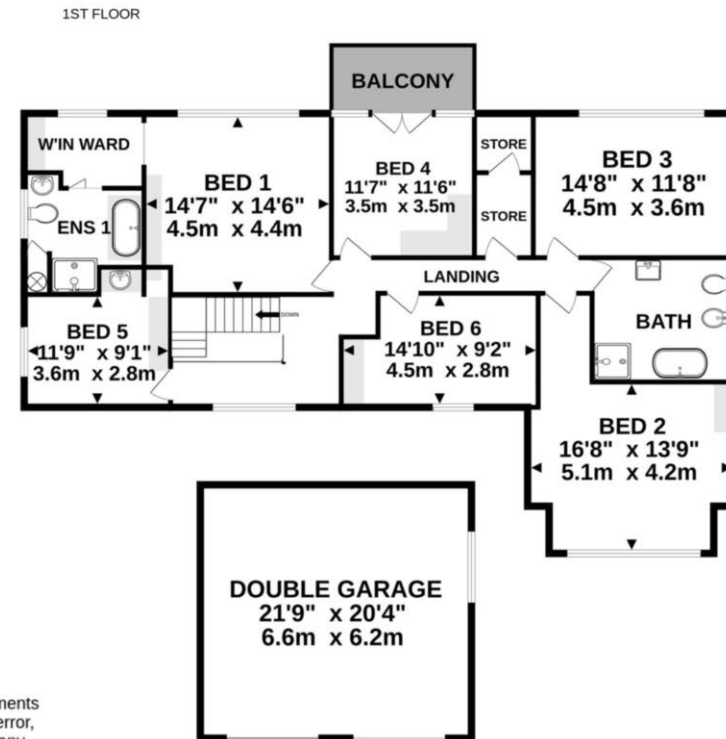
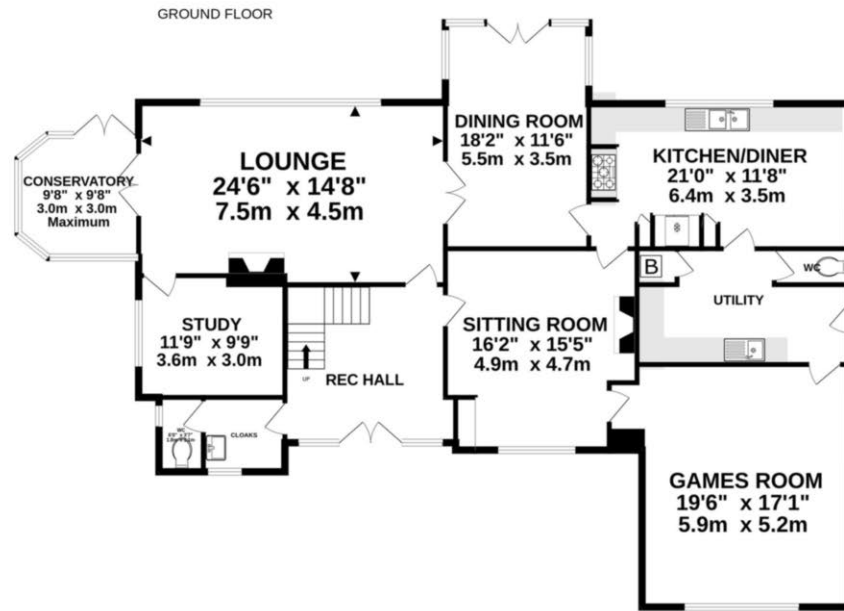
LOCAL AUTHORITY

Trafford Borough Council. Tax Band H.

POSTCODE

WA15 8TP





DET GARAGE

TOTAL FLOOR AREA : 4000 sq.ft. (371.6 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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HALE OFFICE

0161 929 8118

hale@gascoignehalman.co.uk

176 Ashley Road, Hale, WA15 9SF

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