



**GASCOIGNE
HALMAN**

BROAD LANE, HALE

THE AREAS LEADING ESTATE AGENT



BROAD LANE, HALE

£1,995,000

A contemporary, beautifully designed house set in a stunning location. This impressive hidden property is set back from Broad Lane in a private and discreet location. It has been refurbished in recent years and presents an exceptionally light, versatile space with a calming and tranquil ambiance which maximises the relationship between the house and garden.





A beautifully designed house set in a stunning location

Set back from the road, in a private and discreet location

Beautifully landscaped gardens extend to over 0.3 of an acre

Presenting an exceptionally light, versatile space

Three main reception rooms

Fully fitted kitchen with Bosch appliances

Five bedrooms

Three contemporary bath/shower rooms

Tucked away off Broad Lane, behind secure electric gates

Beautifully landscaped gardens extend to over 0.3 of an acre



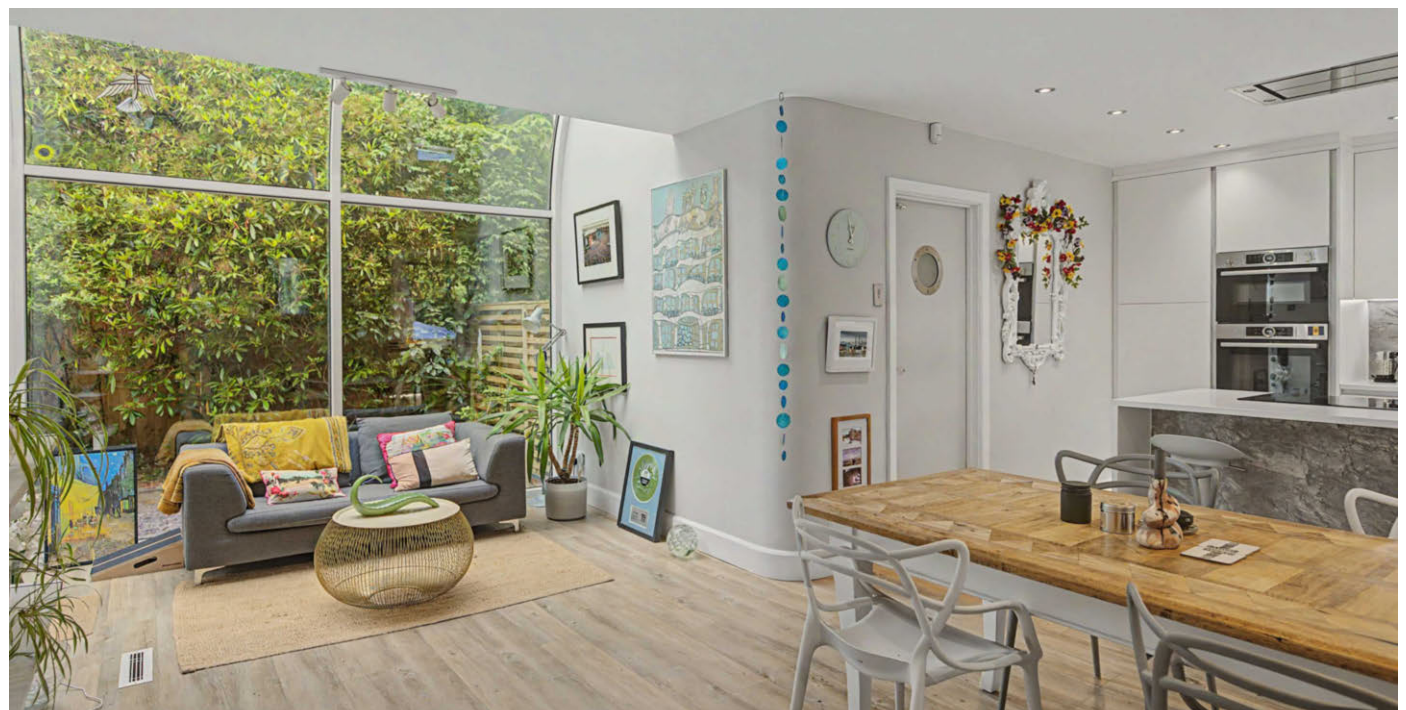
BROAD LANE, HALE

The property features floor to ceiling windows in all principal rooms with many featuring double or triple aspects with wonderful outlooks over the gardens. The ground floor accommodation is set from a bright hallway with sweeping staircase. The main living room boasts a triple aspect with views to all sides and sliding doors to the garden, along with a log burning stove for coziness in the colder months. This room incorporates a space currently used as a music area but which could house a formal dining table if preferred. There is a second sitting room, also with garden access and a large open plan living dining kitchen and a downstairs cloakroom and WC. The kitchen has been recently fitted and features marble work tops and an array of integrated Bosch appliances and Franke Omni 4 tap. There is a central island with breakfast bar and space for both a dining and seating area, together with a door to the rear private terrace.. From the kitchen is a secondary / prep kitchen or pantry which in turn leads to the double garage with utility area. There is a separate home office to the rear. To the first floor are four double bedrooms, two of which have en-suite bathrooms and a family shower room. The master suite boasts a large dressing room, private balcony, bathroom with twin sinks and separate vanity area. There is also independent access to the master bedroom via a secondary staircase.

OUTSIDE

The property is tucked away off Broad Lane, set behind secure electric gates. There is considerable on drive parking along with the double garage. Of particular note are the beautifully landscaped gardens which wrap around the property and extend to over a third of an acre and include a garden office. There are three terraces to enjoy, along with numerous seating areas dotted through the gardens plus a pond with relaxation area. There is an abundance of mature flowering and ornamental bushes and plants, topiary and box hedging. To the borders are mature trees, in all creating a beautiful and private backdrop.







DIRECTIONS

From our Hale office proceed out of the village towards Ashley, turning left on to Park Road. Pass the shops on the right hand side and continue on to Arthog Road to the where it becomes Bankhall Lane. At the 'T' junction turn left onto Broad Lane and the property can be seen immediately on the right hand side, set back from the road.

LOCATION

Broad Lane is regarded as one of Hale's most sought after roads. It sits between Hale and Hale Barns villages, both which host an array of boutique shops, cafes and restaurants. The larger market town of Altrincham is also close by for further shopping and recreational facilities. There are train stations at both Hale and Altrincham, also complemented by the Metrolink at Altrincham. Links across the North West are accessible at junctions 6 and 7 of the M56 motorway. The property is well positioned for the many excellent private and state schools within the area and for those who enjoy the outdoors, the river Bollin is a short walk away and National Trust centres of Tatton Park and Dunham Massey are also within easy reach.

POSTCODE

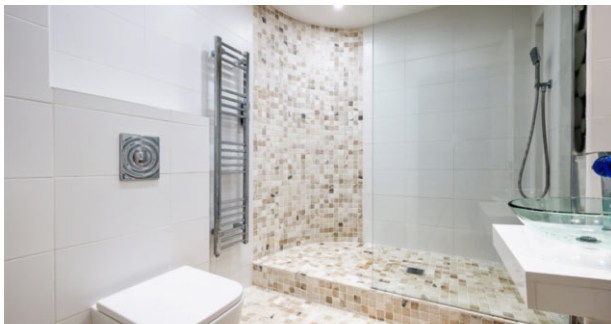
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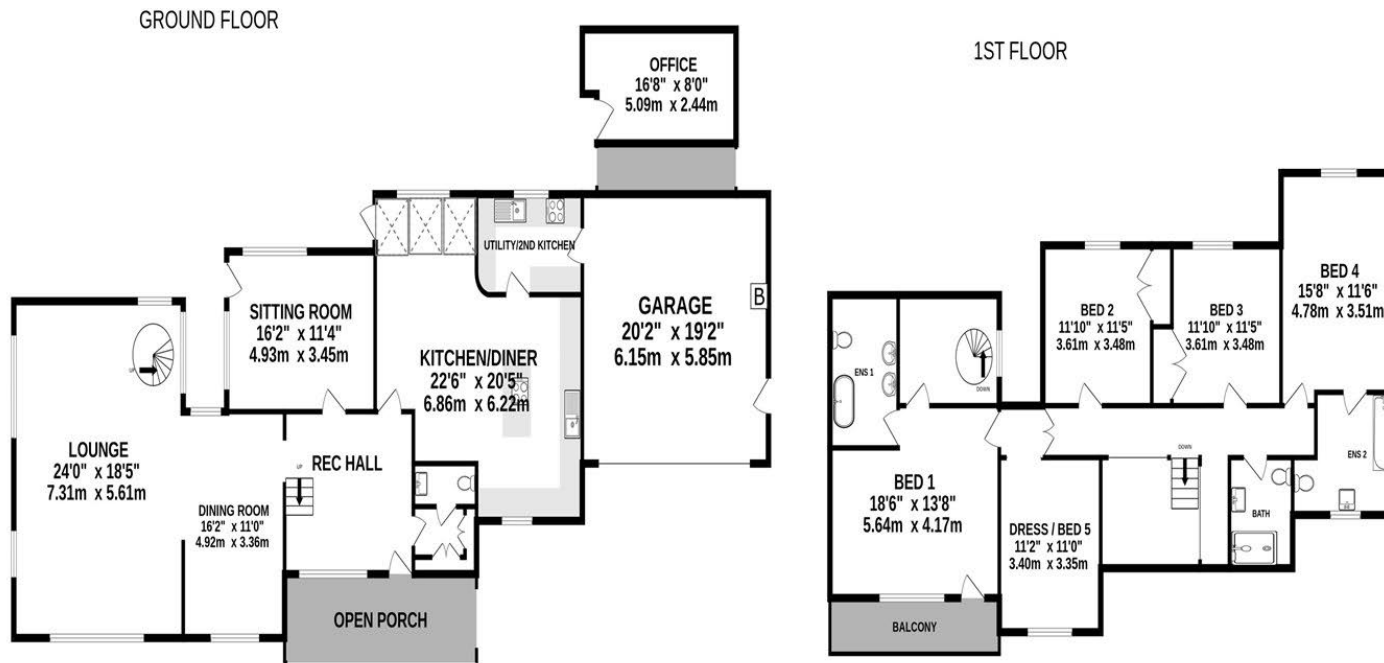
TENURE

We believe the property to be Freehold. Subject to solicitors verification.

LOCAL AUTHORITY

Trafford Borough Council. Tax band G.





TOTAL FLOOR AREA : 3427 sq.ft. (318.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		63 D	80 C



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