



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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5 Carrwood  
Hale Barns, Altrincham, Cheshire, WA15 0ED

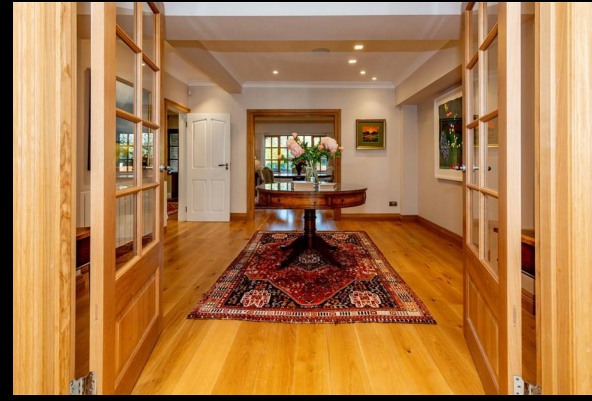


£2,350,000

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**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

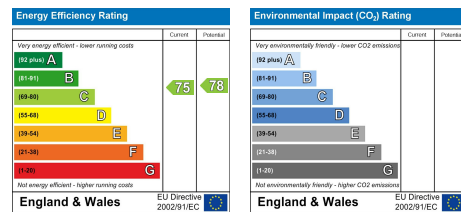


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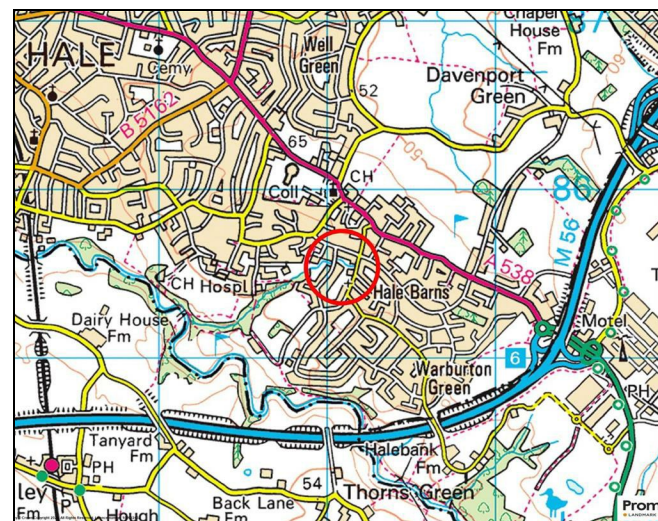
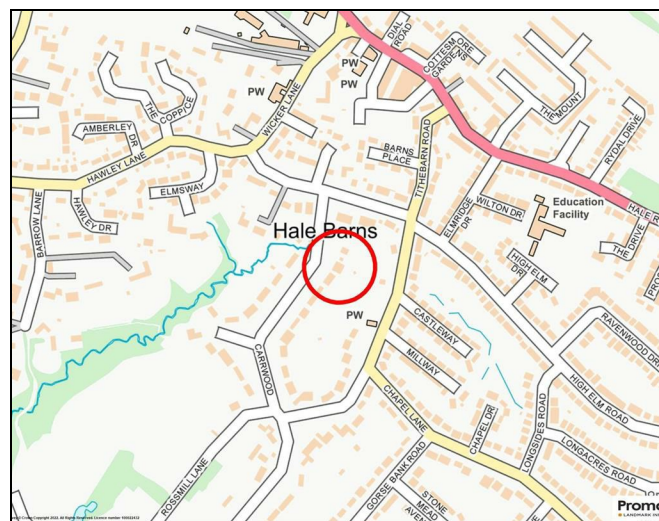


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office, proceed along Ashley Road, in the direction of St Peters Church, taking the fifth left turning opposite the former Bleeding Wolf Pub into Park Road. Continue along Park Road, past the shops on the right and the road becomes Arthog Road. Continue along Arthog Road following the road to the right and to the left into Bankhall Lane. At the Triangle, turn right into Broad Lane and follow the road to the left where it becomes Hawley Lane. Continue along Hawley Lane to the mini roundabout and turn right into Chapel Lane, take the next right turning into Carrwood and the property will be found on the left hand side.



# overview

A WONDERFUL OPPORTUNITY TO ACQUIRE A STUNNING DETACHED FAMILY HOME LOCATED ON HALE BARNS MOST DESIRED AND PRESTIGIOUS ROADS, STANDING ON A BEAUTIFUL 0.37 ACRE PLOT. 4763sqft.

Halls. Lounge. Dining Area. Family Room. Study. Home Cinema/Games Room. Breakfast Kitchen. 2nd Kitchen. Utility. WC. Five Double Bedrooms. Three Bath/Shower Rooms. Gated Entrance. Driveway. Garage. Beautiful Gardens.





# in detail

A beautifully proportioned, comprehensively updated, extended and improved traditional Detached family home standing on a wonderful, mature 0.37 acre Garden plot and positioned at the favoured end of Carrwood, the most desired and prestigious road in Hale Barns.

As such the property is walking distance of the Synagogues at Wicker Lane and Shay Lane in addition to Holy Angels Roman Catholic Church and close to Hale Barns Square with Booths Supermarket and Costa Coffee.

The property is appointed to stunning specification with high quality fixtures and fittings throughout and provides accommodation arranged over Three Floors, extending to approximately 4500 square feet.

Enormous attention to detail has been paid to the quality of the fixtures and fittings to include Lutron programmable mood lighting, a high quality kitchen with Neff appliances, branded bathroom fittings by Victoria & Albert, Villeroy & Boch, Ashton & Bentley, Axor Hansgrohe and Antonilupi, wiring for flat screen wall mounted TV's to many rooms, integrated ceiling speakers, central medi and home entertainment systems, LED lighting, including floor lighting and pelmet lighting, and extensive custom built in fitted bedroom furniture.

The accommodation is both extensive and versatile with Four Reception Areas to the Ground Floor including an impressive Home Cinema and in addition to a Home Study. The rooms are conveniently arranged around the stylish Breakfast Kitchen with a range of integrated appliances to include stainless steel double oven and microwave, dishwasher, hob and extractor fan. A free standing American style fridge freezer may be available to the incoming purchaser subject to negotiation. From the Kitchen second food preparation Kitchen and Utility Room.

Over the Two Upper Floors are Five excellent Double Bedrooms, including a magnificent 750 square foot Principal Bedroom Suite of Bedroom, Dressing Room and stunning En Suite Bathroom, incorporating a Steam Room.

The Second Double Bedroom also enjoys a Dressing Room and En Suite Bathroom, whilst the remaining Bedrooms are served by a spacious Family Bathroom.

Externally, the property is approached through remote control, Gated Entrance to a block paved Driveway providing extensive off street Parking and in turn leading to the large Integral Garage.

The Gardens are beautifully landscaped, the front laid to lawn, enclosed with mature shrubs, bushes, trees, plants and box hedging.

There is access down the sides of the property to the rear Garden, this is of a wonderful size in keeping with the mature sizable plots on Carrwood, with a substantial stone paved patio returning across the whole of the back of the house, accessed via the Family Room, Cinema Room and Breakfast Kitchen, which incorporates a hot tub.

Beyond, the Garden is laid to a large expanse of lawn, enclosed with mature trees within the boundaries of this and neighbouring properties providing a most attractive outlook and excellent all year round privacy, backing onto tennis courts to the rear.

A beautiful garden setting for this stunning family home.



Approx Gross Floor Area = 4763 Sq. Feet  
= 442.4 Sq. Metres

