



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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Broadoaks, 117 Park Road  
Hale, Altrincham, Cheshire, WA15 9JT



[www.watersons.net](http://www.watersons.net)

£1,950,000

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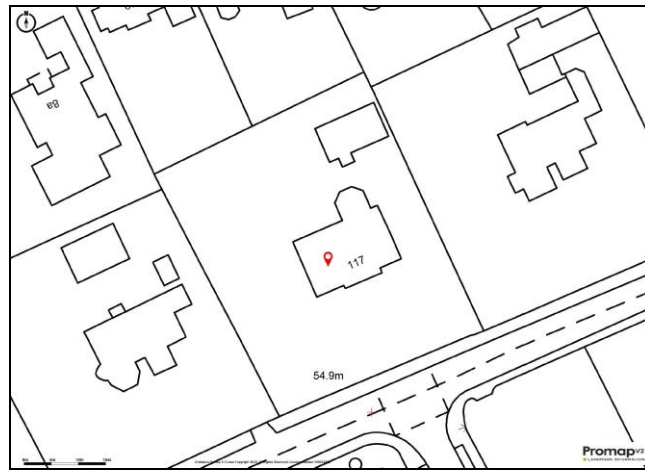
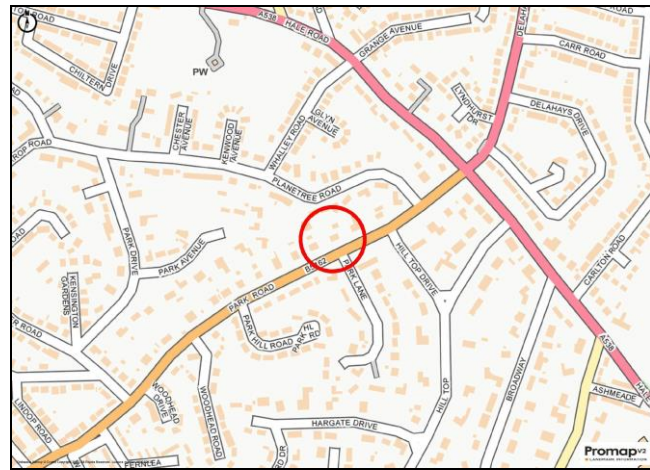
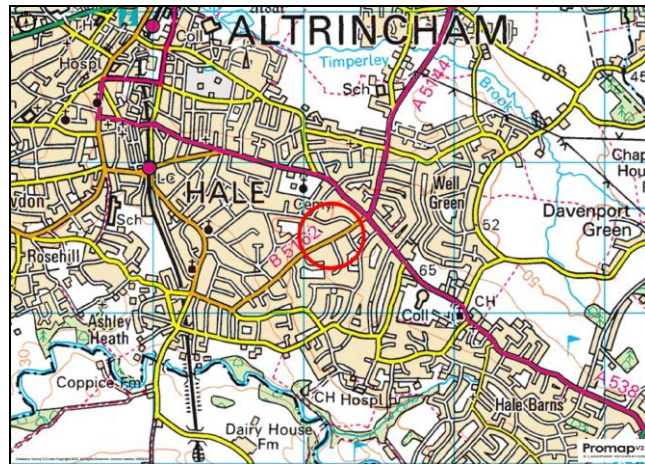


# energy efficiency

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

# location

From Watersons Hale office proceed along Ashley Road in the direction of St Peters Church, turn left at the Church into Harrop Road. Take the first right turning into Bower Road, and at the end of Bower Road turn left onto Park Road and the property will be found on the left hand side.



# overview

**AN IMPRESSIVE GRADE II LISTED DETACHED HOUSE AND ONE BEDROOM COACH HOUSE ON A WONDERFUL 0.50 ACRE PLOT CLOSE TO HALE VILLAGE. 6400sqft.**

Hall. Three/Four Receptions. Garden Room. Breakfast Kitchen. Eight Bedrooms. Three Bath/Showers. Laundry. Cellars. Extensive Parking. Garage. Beautiful Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

For further information or to arrange a viewing of this property please do not hesitate to contact our Hale Office on **0161 941 6633** or via **hale@watersons.net**

# in detail

An impressive Grade II Listed Detached family home designed by renowned architect Edgar Wood constructed in the Vernacular Arts and Crafts style and standing of a wonderful mature 0.50 acre Garden plot on Park Road, within walking distance of Hale Village with its range of fashionable shops, eateries and bars.

The property offers well maintained and beautifully proportioned accommodation within the Main House, and a Coach House Outbuilding extending altogether to over 6000 square feet.

In keeping with the style and age of the property there are a wealth of Period features retained including attractive leaded windows, distinctive high gables, bay window features, oak panelled Reception Hall and an impressive staircase rising through the floors.

The Principal House is approached via an impressive wood panelled Reception Hall and provides Four Reception Areas to the Ground Floor in addition to a well appointed Breakfast Kitchen and a delightful Garden Room, and has up to Eight Bedrooms over the Two Upper Floors served by Three Bath/Showers Rooms with the option of having a Principal Bedroom Suite either to the First Floor or the Second Floor.

There is a conveniently located Laundry Room to the Second Floor and useful Cellars.

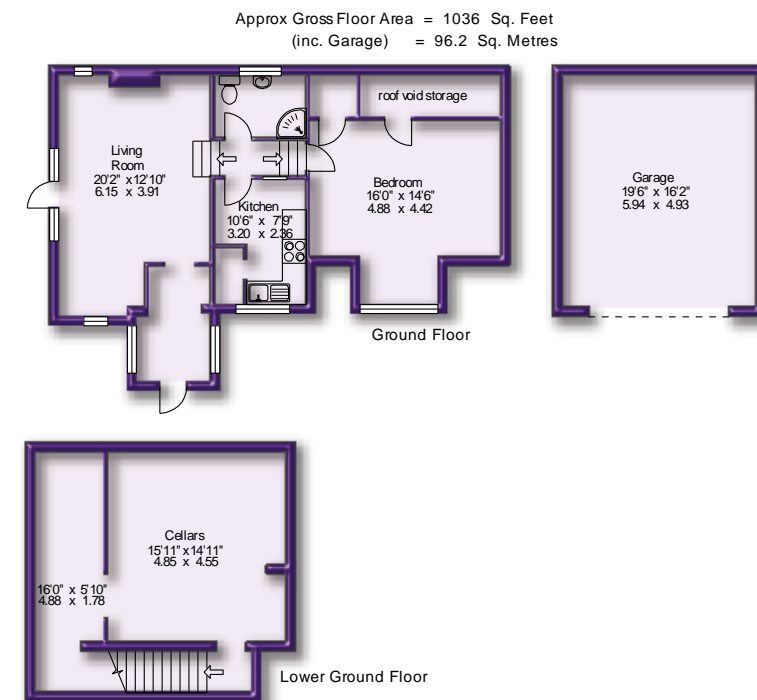
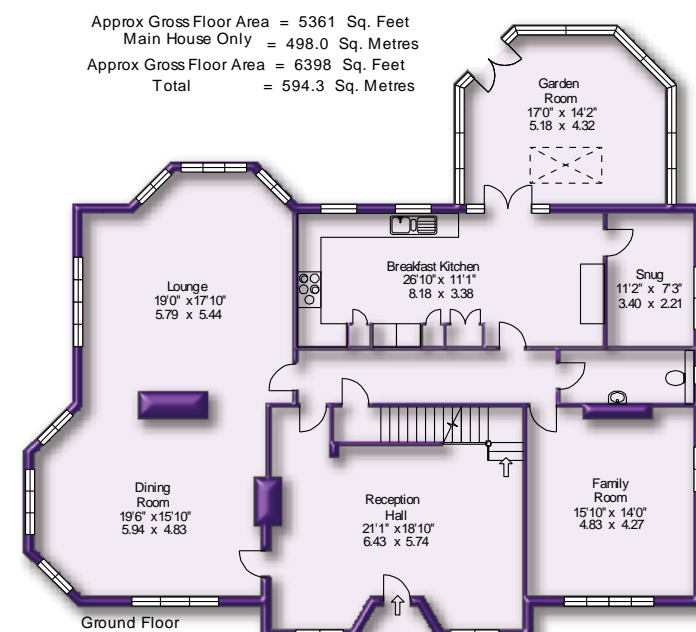
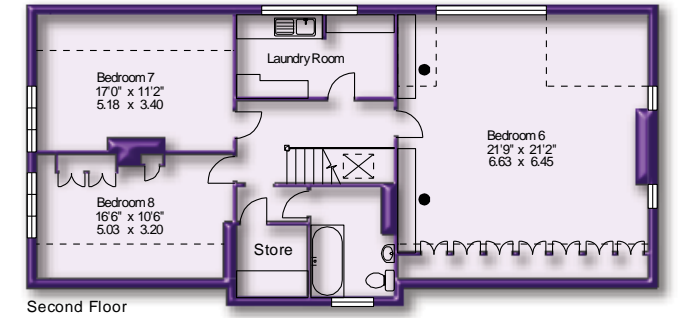
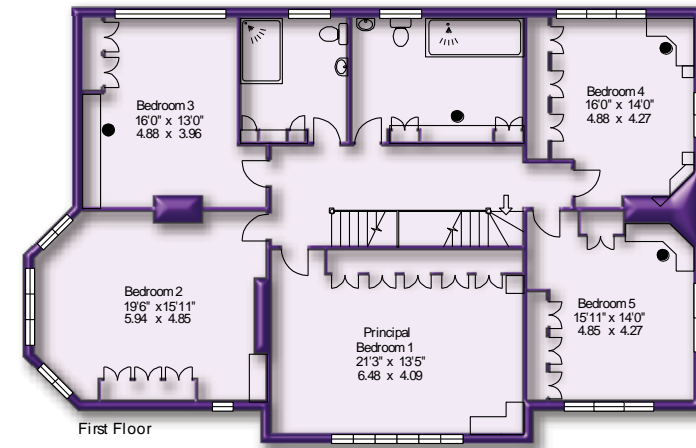
The Converted Coach House provides a One Bedroom Apartment with Garage beneath.

The property is approached via a remote control, Gated Entrance to a Driveway which sweeps across the front and down the side of the house providing extensive off street Parking.

The Gardens have been laid to a large expanse of lawn principally set to the South and West sides of the property, therefore enjoying the movement of the sun from morning through to evening, with the Reception Rooms enjoying South facing Garden aspects.

The Gardens wrap around the rear of the property where there is a substantial South West facing stone paved patio and covered pergola for outside entertaining and dining.

This wonderful Garden plot completes a truly impressive family home of generous proportions and enormous character.



Approx Gross Floor Area = 5361 Sq. Feet  
Main House Only = 498.0 Sq. Metres  
Approx Gross Floor Area = 6398 Sq. Feet  
Total = 594.3 Sq. Metres

Approx Gross Floor Area = 1036 Sq. Feet  
(inc. Garage) = 96.2 Sq. Metres

