



# **GASCOIGNE HALMAN**

4 BROADWAY, HALE, WA15 0PQ

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THE AREAS LEADING ESTATE AGENT



## 4 BROADWAY, HALE, WA15 0PQ

**£8,995,000**

A truly exquisite residence built in the Arts and Crafts architectural style which is widely seen throughout the area, its footprint, form, scale, and appearance have all been carefully considered to create a building which sits in harmony with its surroundings. With an abundance of high quality materials throughout including natural roofing, slate, hardwood framing, brick walls and natural stone detailing. The results are of a timeless quality blending with, and complimenting the surrounding properties. Although a brand new build completed in 2023 and offering in excess of 11,000 sq.ft, the overall impression is of a house of character and architectural interest with a scale and massing that is proportional to the neighbouring properties and surrounding area.



Stunning SieMatic kitchen

Integrated Gaggenhau appliances

Laminated glass windows and doors to the ground floor

Individually designed bespoke bathrooms

Samuel Heath fittings

Potential second floor annexe

Resin bonded driveway behind two sets of double gates

Polished plaster inserts to the ceilings

EV charger points to drive and garage

Stunning landscaped garden to the rear

Secure interior courtyard parking





4 BROADWAY | HALE, WA15 0PQ

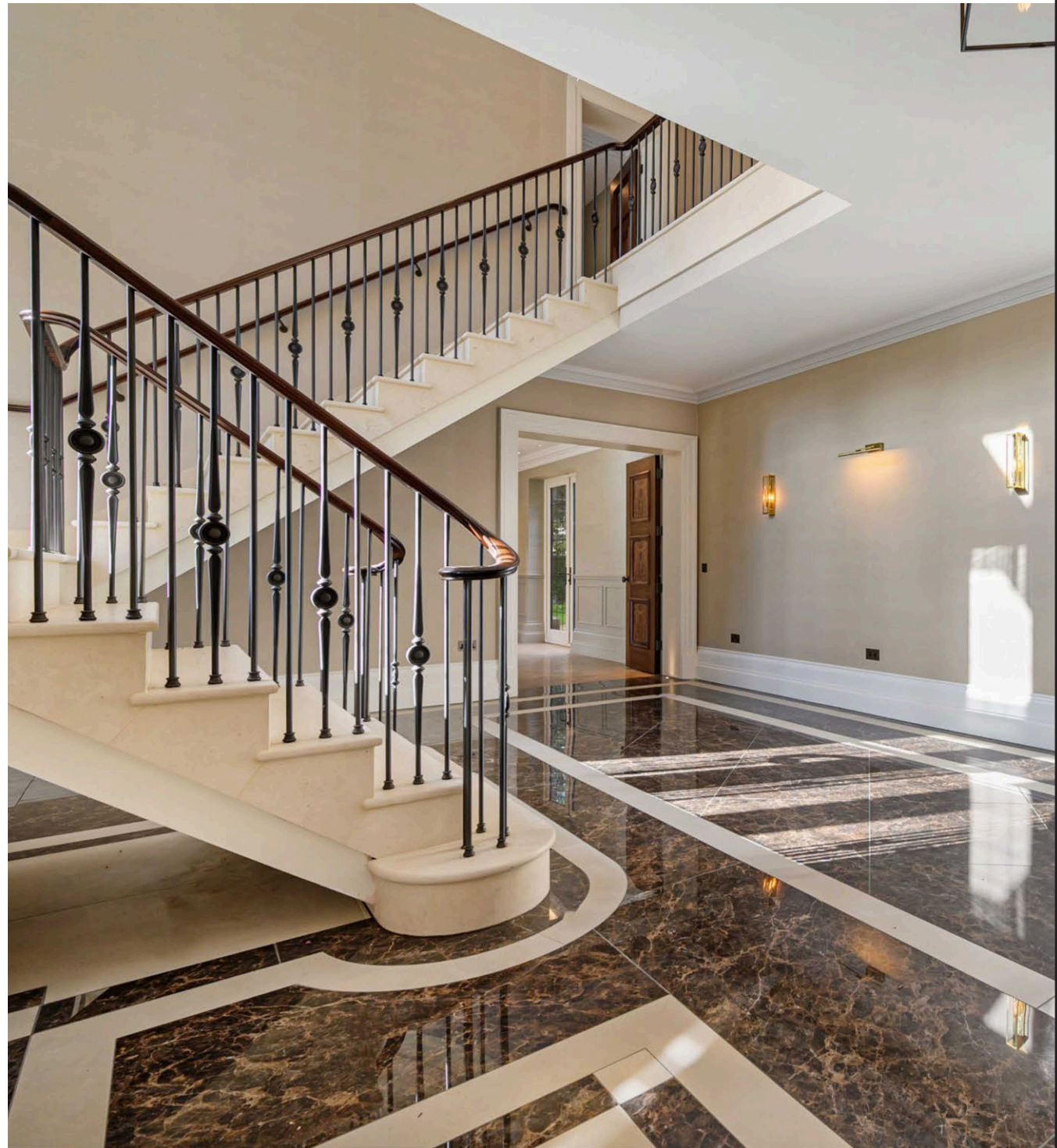
## DESIGN AND LAYOUT

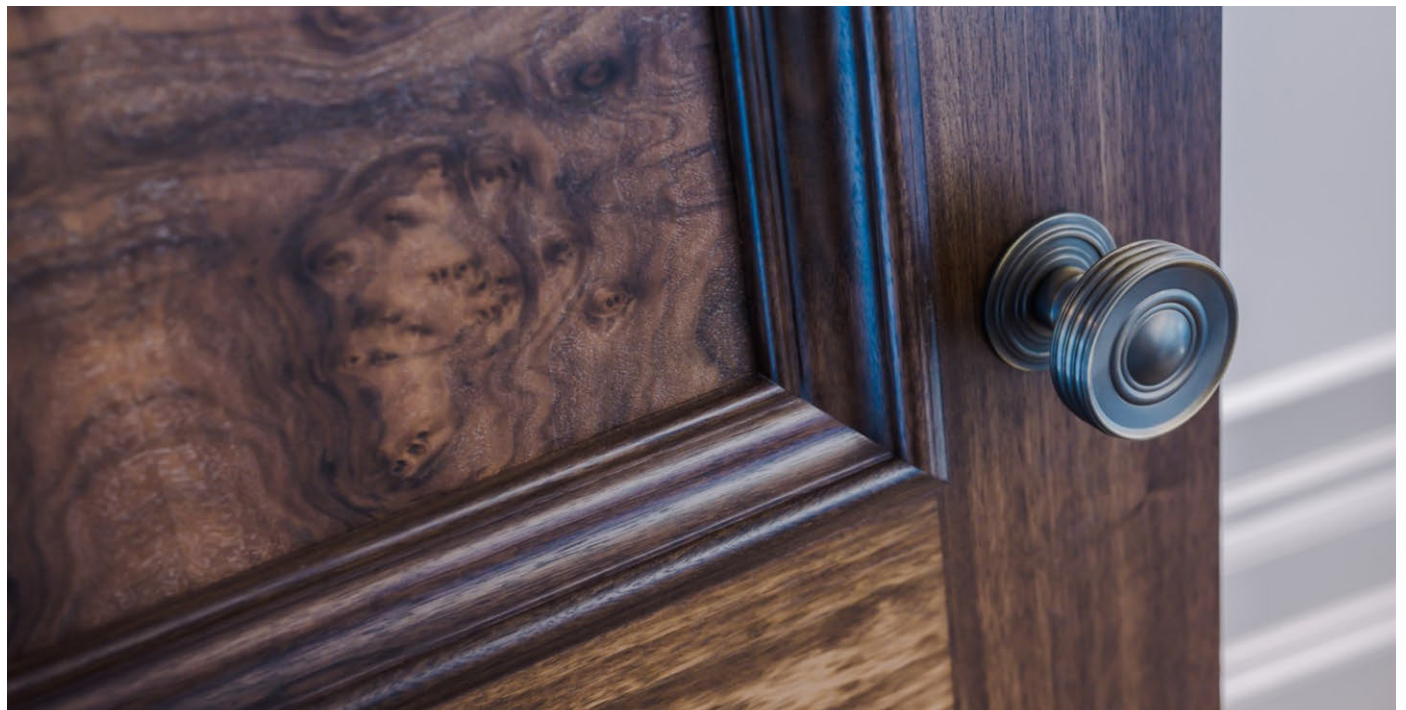
The front porch serves as the gateway to a well-lit and spacious hallway, which connects to a variety of living spaces. The primary family areas, including the open-concept kitchen, family dining room, and sitting areas, have been strategically placed to enjoy both the physical and visual access to the secluded southerly garden areas, following the natural path of sunlight throughout the property.

Additional living areas, including a formal dining room, study, and games room, are situated on the northern side of the property with a spacious central hallway seamlessly linking these rooms to the everyday family living spaces.

The garage block is situated in the north western corner of the property being linked to the main house by a one-and-a-half-storey connection. This link comprises of a secondary kitchen, utility area, and laundry facilities, as well as a secondary staircase leading to the first floor. The primary entrance to the first floor is defined by the spacious, double-height entrance hall and an elegant bespoke stone staircase. On this level, you'll find family bedroom accommodation, including a luxurious master bedroom suite with vaulted ceiling and three additional bedrooms, as well as an air conditioned gym above the garage.

The second floor is accessed by a separate staircase featuring a stunning hexagonal roof lantern. From this area there are three further bedrooms, two with sitting rooms and would make an ideal guest suite or accommodation for a live-in house keeper.









## **THE SITE AND SURROUNDINGS**

The large scale of the house is entirely in keeping with the site and surrounding area with the pitch of the roof being one of the most distinctive features of this architectural style. Its scale is also appropriate to the size of plot on which it sits being 0.7 of an acre. The roof has been designed with distinctive hips and gables, creating greater spacing and light between dwellings.

The property is provided with a generous floor to ceiling height at ground floor level to allow the correct proportions to be achieved within the large open plan living spaces. This also increases the feeling of openness and spaciousness within these rooms. The residence is nestled amidst expansive landscaped gardens, bordered by mature hedgerows and trees which shield the property, especially from Broadway and its neighbouring southern boundary. Some of these trees reach impressive heights, enhancing the charm and character of the mature, green backdrop. Broadway itself is a lush suburban street adorned with fully grown trees lining the road and surrounding the properties. These houses, typically spacious and detached, are set back from the road within generous gardens.





## ARCHITECTURAL STYLE

The architectural styles span different eras, ranging from Victorian and Edwardian to contemporary designs, the only cohesive feature which gives continuity to the immediate area is the rich greenery which often only permits a glimpse of the fabulous houses beyond. There is no dominant vernacular style, individuality is the style that defines the character of this neighbourhood. Some of these houses are the work of renowned architects such as Edgar Wood and Henry Goldsmith.

Blending the epitome of authentic design, meticulous spatial organisation, and top-tier construction, Broadway presents the pinnacle of elegant family living. Every conceivable luxury is seamlessly integrated into the home's design, harnessing the latest technological advancements, including smart underfloor heating, comprehensive air conditioning, fully customizable multimedia, lighting, and a cutting-edge security/CCTV system. It stands as a genuine timeless masterpiece in both design and construction, an experience that must be witnessed to be truly appreciated.

## SUSTAINABILITY AND SECURITY

The proposed is constructed with special consideration given to sustainability and security, and includes the following:

- High levels of natural daylight to principal rooms.
- High levels of thermal insulation in excess of Building Regulations.
- LED and low energy lighting.
- Hi-Tec Heating systems thermostatically controlled and zoned.
- Air conditioning to master bedroom and Gym

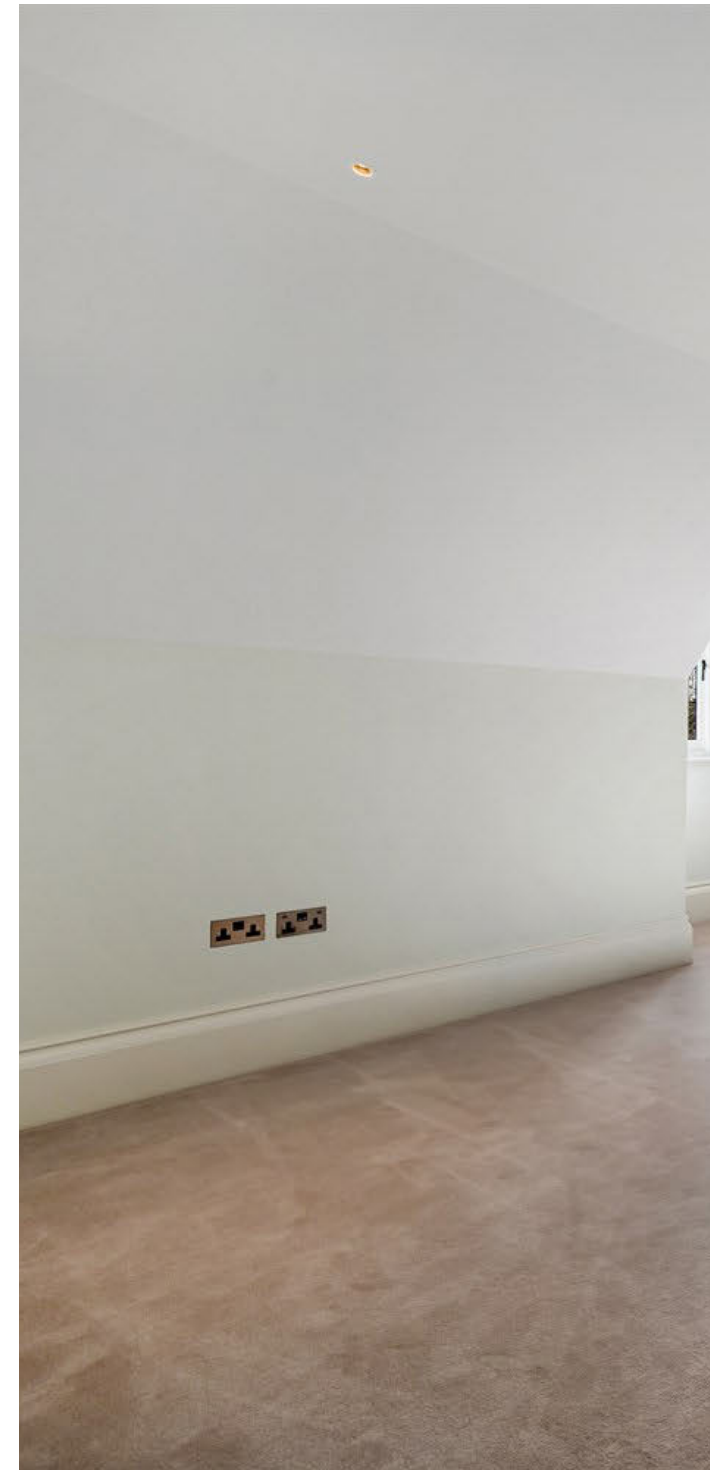
- Excellent levels of air-tightness.
- Storage space for recyclable domestic waste.
- Nature and landscape visible from inside and out.
- Interesting and enjoyable spaces to live.
- Inclusive access.
- Space provided for cycles.
- Ample space provided for working from home.
- Excellent communication links.
- Laminated glass windows and doors to the ground floor.
- Two sets of electric double gates.
- Highly secure interior courtyard parking.
- Extensive external lighting.
- EV charger points on drive and in garage.
- Lutron Lighting System.
- Control4 Smart Home.

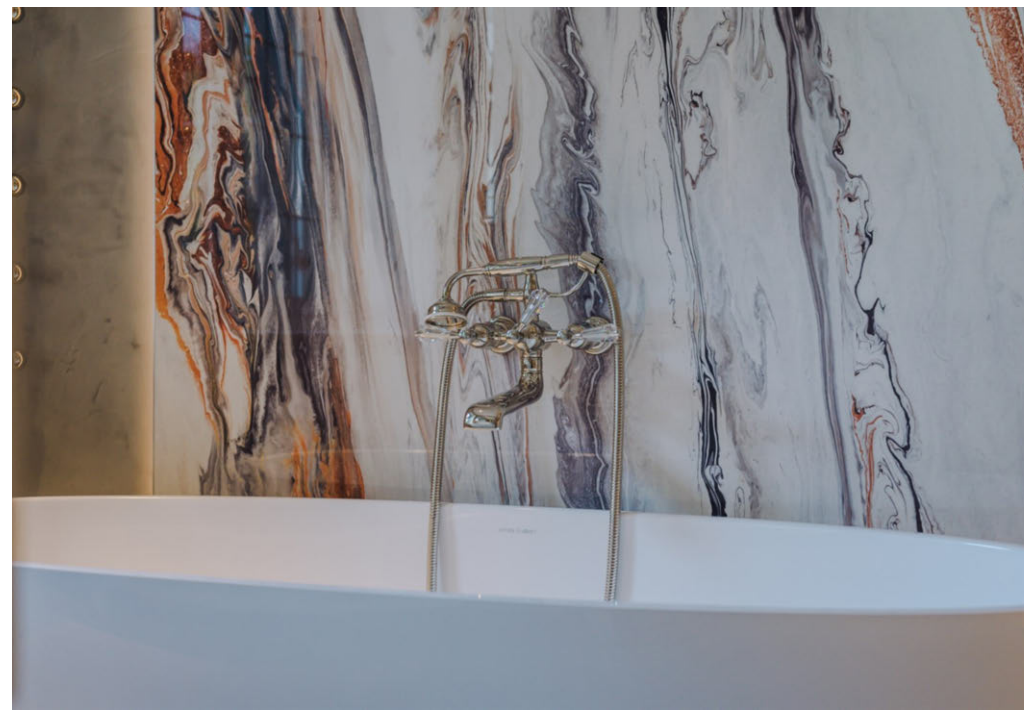
## DIRECTIONS

From our Hale office proceed along Westgate, at the end turning right onto Broomfield Lane and right again on to Hale Road. Proceed along Hale Road in the direction of Hale Barns, passing through the traffic lights with Park Road/Delahays Road. Take the second turning on the right hand side on to Broadway and the property can be found a short way along on the right hand side, in numerical order.

## 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**

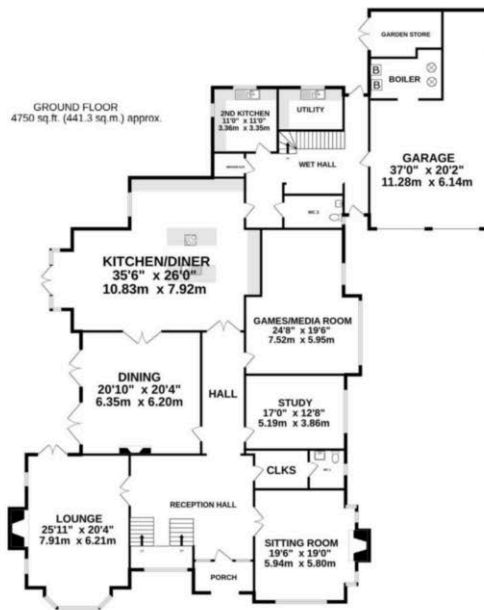
Trafford Borough Council. Tax band H. Amount payable for 2023/2024 is £3753.52

#### **POSTCODE**

WA15 0PQ







**TOTAL FLOOR AREA : 11300 sq.ft. (1049.8 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## HALE OFFICE

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