

John N
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**ARLEY HOUSE, WARREN DRIVE, HALE BARNES
CHESHIRE, WA15 0RP**

OCCUPYING A SUPERB LOCATION WITHIN EASY STRIKING DISTANCE
OF ALL AMENITIES A BEAUTIFULLY DECORATED AND PRESENTED
BESPOKE FOUR/FIVE BEDROOMED SPLIT LEVEL DETACHED FAMILY
HOUSE SITTING IN SERENE LANDSCAPED GARDENS.

£960,000

DESCRIPTION

Constructed approximately three years ago to an excellent specification and subsequently upgraded by our clients this magnificent detached house sits in a beautifully landscaped garden plot within easy striking distance of Hale and Hale Barns. Briefly the gas centrally heated and Upvc double glazed accommodation comprises a covered porch, welcoming entrance hallway with downstairs cloakroom, at the ground floor is a dedicated dining room, large L shaped breakfast kitchen and utility room opening out onto the rear garden and decked area. At a mezzanine level is a magnificent drawing room with large vaulted ceiling, whilst at first floor level is a master bedroom with en-suite, bedroom with en-suite, and at second floor level are two further bedrooms, a study and a family bathroom. Externally is a double integral garage with electric up and over doors, ample forecourt parking and beautifully landscaped gardens to the rear. Warren Drive is characterised by a mixture of matured houses and quite a number of re-developed properties, all of which have been constructed to excellent specifications. Hale Barn village lies within of a mile and the urban motorway network and International Airport are also close at hand. Schools for all ages serve the area, the Bollin Valley and Green Belt lie close at hand and sporting and recreational facilities abound. Warren Drive is an extremely quiet backwater yet benefits from all local amenities.

DIRECTIONS

From the centre of Hale Barns proceed along the main Hale Road in the direction of the M56, just before the yellow speed camera turn right into High Elm Road, left into Warren Drive where the property will be on the right.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

OVERHANGING PORCH

ENTRANCE HALLWAY

with half flight of stairs up to the principal living room. Central heating radiator. Central heating thermostat. Access to lower ground floor. Burglar alarm controls.

DOWNSTAIRS CLOAKROOM

delightfully fitted with travertine wall and floor tiles comprising inset wash basin, low level wc, double leaf radiator. Expelair.

Staircase from hallway to lower ground floor.

VESTIBULE AREA

with double leaf radiator. Internal access to garage. USEFUL WALK-IN STORAGE CUPBOARD incorporating Mega Flow system.

DINING ROOM (FRONT) 4.88 X 3.42 (16'1" X 11'3")

with two double leaf radiators. Dimmer controlled lighting. Television point. Telephone point.

BREAKFAST ROOM AND KITCHEN WITH SITTING AREA 6 X 6.60 (19'8" X 21'8") MAX

separated into two distinct areas, to the rear is an informal sitting area which could easily double up as a breakfast room and dining area with Upvc double French doors opening onto the rear patio and garden. Two double leaf radiators. Recessed downlighters. The kitchen is fitted with a range of contemporary oak units comprising a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark granite worktops with a central island with dark granite worktops, cupboards beneath and a 1 bowl stainless steel sink unit inset. The kitchen includes an AEG stainless steel oven and matching combi microwave. Five ring gas hob with granite backing and stainless steel canopy. Integrated American style stainless steel fridge freezer. Dishwasher. Attractive fully tiled floor which runs throughout the breakfast room and kitchen and also into the utility room. Dimmer controlled lighting. Television point. Telephone point.

UTILITY ROOM 3.42 X 1.72 (11'3" X 5'8")

includes a single drainer stainless steel sink unit with a range of matching base cupboards, tall storage cupboards. Plumbing and space for washer and dryer. Rear courtesy door leading to the garden.

Half flight of stairs to the principal drawing room.

DRAWING ROOM 7.42 X 5.42 (24'5" X 17'2")

a fantastic entertaining room with large vaulted ceiling. Four Victorian style radiators. French doors opening onto a raised decked area to the rear and French doors opening onto a private terrace to the front enclosed by wrought iron work. Television point. Telephone point.

The focal point of this room is a striking contemporary Chatsworth limestone fireplace (from Edwards of Sale) with marble hearth and incorporating a gas effect fire. Four wall light points. Dimmer controlled lighting.

Further half flight of stairs to first floor landing.

FIRST FLOOR & LANDING

LANDING

with staircase to upper floor. Double leaf radiator.

BEDROOM (FRONT) 4.88 X 3.42 (16'0" X 11'3")

with a range of mirror fronted wardrobes. Attractive wood effect floor covering. Double leaf radiator. Television point. Telephone point.

EN-SUITE SHOWER ROOM 2.48 X 1.82 (8'2" X 6'0")

half tiled and fitted with a contemporary white suite comprising wall mounted wash basin, low level wc, fully tiled and enclosed shower with thermostatic shower unit and tinted shower door. Contemporary dark slate tiled floor. Recessed downlighters. Expelair. Shaving socket. Heated towel rail.

MASTER BEDROOM (REAR) 6.31 X 3.43 (20'8" X 11'4")

with a magnificent view over the rear garden and adjacent gardens with French doors opening onto a private decked terrace area enclosed by wrought iron work. A comprehensive range of contemporary shaker style wardrobes (Hammonds Wardrobes) are included within the master bedroom. Television point. Telephone point. Double leaf radiator. Recessed downlighters.

EN-SUITE SHOWER ROOM 2.47 X 2.41 (8'1" X 7'9")

again delightfully fitted with a contemporary range of units comprising low level wc, wall mounted wash basin. Large walk-in shower with thermostatic unit and convex shower screen. Wall mounted stainless steel heated towel rail. Ceramic tiled floor. Half tiled walls. Recessed downlighters. Expelair. Shaving socket. Heated towel rail.

Staircase from first floor to second floor and split level landing.

SECOND FLOOR & SPLIT LEVEL LANDING

SPLIT LEVEL LANDING

BEDROOM THREE 5.17 X 3.55 (17'0" X 11'8")

currently in use as a sitting room with large eaves storage areas. Superb view across the rear garden. Single radiator. Double radiator. Television point.

BEDROOM FOUR (REAR) 4.82 X 4.32 (16'0" X 14'1")

double leaf radiator. Range of contemporary gloss finished bedroom furniture (Hammonds) sable oak/ruby gloss with fitted desk. Double leaf radiator. Television point.

STUDY/SMALL FIFTH BEDROOM 2.51 X 2.25 (8'3" X 7'4")

with double leaf radiator and laminate wood floor covering. Sloping ceiling with double glazed velux roof light.

FAMILY BATHROOM 3.40 X 3.28 (11'2" X 10'9")

beautifully proportioned and fitted with a contemporary white suite with wall mounted wash basin, low level wc, roll top standalone acrylic bath with mixer tap and shower attachment. Large walk-in double shower with convex tinted shower door. Recessed downlighters. Complementary wall and floor tiles. Shaver point. Wall mounted heated towel rail.

EXTERNALLY

GARAGE

with double electric up and over door. Electric light and power.

NB: ONE OF THE EXCELLENT FEATURES OF THIS GARAGE IS THAT YOU CAN WALK STRAIGHT FROM THE GARAGE INTO THE HOUSE.

GARDENS

Arley House sits in a beautifully proportioned plot. The front garden incorporates a block paved/cobbled area for car parking for at least three to four vehicles and also provides access to the subterranean garage. The gardens have been landscaped (carried out by a planning and landscaped specialist) and include small shaped areas of lawn and there are a large number of mature trees and shrubs in the garden which afford an excellent level of privacy. To the rear are beautifully landscaped gardens. Much care and expense as been dedicated by our clients to produce an easily maintained area which included a large L shaped area of lawn, there are raised herbaceous borders and the garden is fully enclosed by tall fencing. There are a large number of mature shrubs and trees both in the garden and gardens adjacent which also provide additional privacy. All three properties that were originally constructed at the same time enjoy excellent levels of privacy to the rear.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

ASSESSMENT: Trafford Borough Council. Council Tax Band 'G'.

VACANT POSSESSION UPON COMPLETION

VIEWING: By appointment through the Agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D		74	77
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D		72	73
(39-53) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FLOOR PLANS

Not to Scale. For Illustration purposes only.

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