



17 WARBURTON CLOSE | HALE BARNES

OFFERS IN THE REGION OF £2,400,000

A stunning detached property constructed to an exceptional standard throughout and arranged over four floors extending to approximately 5,900 sq. ft. The accommodation combines attractive architecture with well conceived planning and superb interior design to deliver a high specification family house. Comprising entrance hall, sitting room, dining room, open plan living/breakfast kitchen, office, cloakroom/WC. Lower ground floor games room, kitchen/bar, cinema room, gym, shower/sauna/WC. First floor primary bedroom with walk-in closet and private staircase to the dedicated dressing room, three further double bedrooms, two bath/shower rooms and laundry room. Gas fired/plumbed underfloor heating, pressurised hot water system and double glazing. Remotely operated gates and integral garage. Beautiful landscaped grounds including stone paved rear terrace and lawn with open countryside beyond.

POSTCODE: WA15 0SJ

DESCRIPTION

A remarkable detached property constructed circa 2019 to an exceptional standard throughout.

This individually designed house features attractive elevations in brick with large areas of glazing to create a naturally light interior. The outstanding contemporary kitchen includes two separate islands with polished granite counter tops alongside a full range of Siemens appliances. In addition, the lavish bathrooms are beautifully appointed and set within bespoke surrounds.

The ground floor is largely laid out for open plan living but split into distinctive areas. Polished granite accents run seamlessly throughout and the centre piece of the elegant sitting room is a spectacular four sided fireplace which is complemented by upholstered padded walls. The adjoining dining room is ideal for formal entertaining and bi-folding windows open onto the stone paved rear terrace. The family space beyond comprises living area with stunning glass fireplace and exquisite fitted kitchen with two separate islands. In addition there is a useful home office and superbly appointed cloakroom/WC.

To the lower ground floor the entertainment spaces are nothing short of extraordinary. A dedicated home theatre boasts cutting-edge audio-visual technology, creating an immersive cinematic experience and the games room with its bespoke kitchen and bar is perfect for hosting gatherings. There is also a dedicated wellness area incorporating a substantial gym with access to the sunken terrace plus sauna, shower room and WC.

At first floor level the decadent principle bedroom has been carefully planned to include a vaulted ceiling with full height windows offering commanding views across open countryside. In addition there is a superb fitted walk-in wardrobe and private staircase to the second floor which provides dedicated dressing areas in its entirety whilst the adjacent bathroom is approached beyond double opening doors and offers a spa like experience. Two further double bedrooms both benefit from individual dressing areas and there is dual access to the sumptuous shower room/WC. Furthermore, there is a luxurious double bedroom appropriate for guests and a thoughtfully placed laundry room.

Double glazing has been installed together with gas fired/plumbed underfloor heating to the lower, ground and first floors and a pressurised hot water system. The residence is also equipped with an integrated audio system.

This modern home is set well back from the grass verge lined carriageway and approached beyond remotely operated gates with a resin-bound driveway which continues into the integral garage. The outdoor space seamlessly integrates with the interiors and the stone paved terrace is accessed from both the dining room and living/breakfast kitchen. There is an expanse of lawn with carefully designed borders and variety of surrounding mature trees all of which combines to create an attractive setting.

With its convenient position and revitalised village centre, Hale Barns remains hugely desirable and popular as a residential location. Only 12 miles from Manchester's vibrant city centre and minutes from the M56, Hale Barns could not be better placed. The location offers easy access to Manchester International Airport as well as Hale train station and the Metrolink station in Altrincham.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

23'5" x 21'1" (7.14m x 6.43m)

Hardwood front door flanked by matching double glazed window. Staircase to the lower ground and first floor. Tiled floor. Recessed LED lighting. Video entry system. Double opening doors to:

SITTING ROOM

22'4" x 19'2" (6.81m x 5.84m)

Central log effect living flame gas fire with polished granite hearth and glass flue. Upholstered padded walls. Provision for a wall mounted flat screen television. Integrated ceiling speakers. Wide double glazed windows with integrated blinds to the rear. Recessed LED lighting. Opening to:

DINING ROOM

13'8" x 13'3" (4.17m x 4.04m)

Double glazed bi-folding windows with integrated blinds to the rear terrace. Integrated ceiling speakers. Recessed LED lighting. Opening to:

LIVING/BREAKFAST KITCHEN

37'10" x 17'10" (11.53m x 5.44m)

Planned to incorporate:

LIVING AREA

Slatted wall panels with recess for a flat screen television. Log effect living flame gas fire set upon a polished granite hearth with protective glass surround. Recessed LED lighting.

BREAKFAST KITCHEN

Contemporary matt grey units and integrated Siemens appliances including two electric fan ovens, microwave oven and coffee machine. Centre island with matching base units beneath polished granite work surfaces and undermount composite sink with instant hot water/mixer tap and integrated Siemens dishwasher. Additional matching centre island with integrated Siemens five ring gas hob plus induction hob and concealed Elica downdraft cooker hood. Recess framed in polished granite with Siemens larder fridge, larder freezer and tall wine/drinks cooler. Stone vanity wash basin with mixer tap. Bi-folding windows with integrated blinds to the rear terrace. Lantern light. Tiled floor. Recessed LED lighting.

OFFICE

14'8" x 7'6" (4.47m x 2.29m)

Double glazed window to the front.

CLOAKROOM/WC

5'10" x 5'6" (1.78m x 1.68m)

Counter top circular wash basin with mixer tap and WC with concealed cistern. Opaque double glazed window to the front. Tiled floor.

LOWER GROUND FLOOR

ENTERTAINMENT AREA

35'9" x 20'8" (10.90m x 6.30m)

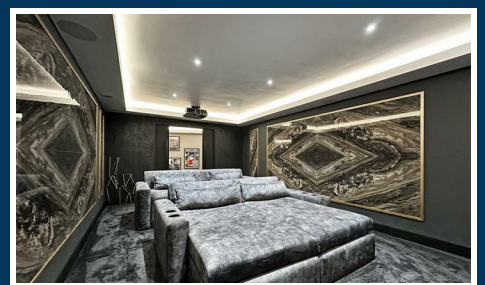
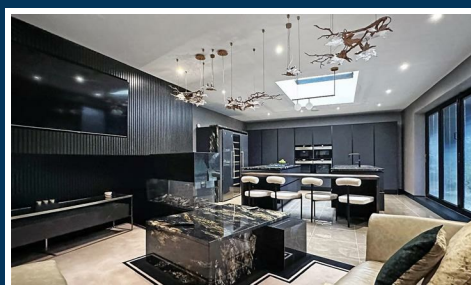
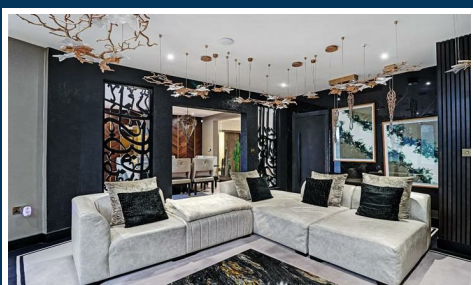
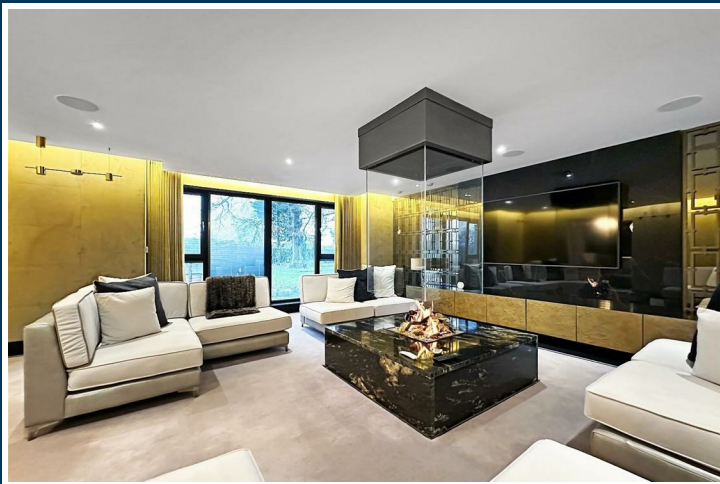
Including:

GAMES ROOM

Ample space for a pool table and arcade. Herringbone flooring. Integrated ceiling speakers. Recessed LED lighting. Cornice up-lighting.

KITCHEN/BAR

Built-in corner seating area and peninsula bar. Matching wall and base units beneath heat resistant work surfaces and inset composite sink with mixer tap. Integrated appliances include a microwave oven and fridge/freezer. Herringbone flooring. Recessed LED lighting.



CINEMA ROOM

19'8" x 13'7" (5.99m x 4.14m)

Audio visual system with integrated speakers. Recessed LED lighting. Cornice up-lighting.

GYM

27'10" x 22'5" (8.48m x 6.83m)

Bi-folding windows to the sunken terrace. Integrated ceiling speakers. Rubber flooring. Recessed LED lighting. Cornice up-lighting.

SAUNA/SHOWER ROOM

Fully tiled area with rain shower plus hand-held attachment. Recessed LED lighting. Extractor fan. Glass door to wood panelled Tylo sauna.

WC

Fully tiled and fitted with a circular counter top wash basin with wall mounted mixer tap and WC with concealed cistern. Opaque double glazed window to the rear. Recessed LED lighting.

FIRST FLOOR

LANDING

Double glazed gable window to the front. Staircase to the second floor. Velux window. Video entry system. Recessed LED lighting.

BEDROOM ONE

19'2" x 15'2" (5.84m x 4.62m)

Vaulted ceiling with double glazed gable window to the rear. Glass balustrade staircase to the second floor dressing suite. Provision for a wall mounted flat screen television.

DRESSING ROOM

8'1" x 6'4" (2.46m x 1.93m)

Fitted with hanging rails and shelving. Recessed LED lighting.

BATHROOM/WC

13'7" x 10'2" (4.14m x 3.10m)

Approached from the landing through double opening doors and fitted with a suite comprising twin counter top vanity wash basins with wall mounted mixer taps, free standing bath with floor mounted mixer/shower tap and WC with concealed cistern. Walk-in shower with recessed ceiling mounted rain shower. Tinted double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan.

BEDROOM TWO

18' x 13'8" (5.49m x 4.17m)

Partitioned dressing area with hanging rails, shelving and twin pedestal dressing table. Double glazed window to the rear. Recessed LED lighting.

BEDROOM THREE

15' x 11'5" (4.57m x 3.48m)

Double glazed window to the front.

DRESSING ROOM

6'6" x 5'9" (1.98m x 1.75m)

Hanging rails, shelving and dressing table. Recessed LED lighting.

SHOWER ROOM/WC

10'8" x 5'8" (3.25m x 1.73m)

Dual access from bedroom two and three. Twin counter top vanity wash basins with wall mounted mixer taps and WC with concealed cistern. Walk-in shower with recessed ceiling mounted rain shower plus hand-held attachment. Tiled walls and floor. Opaque double glazed window to the front. Recessed LED lighting. Extractor fan.

BEDROOM FOUR

10'3" x 9'1" (3.12m x 2.77m)

Double glazed window to the rear.

LAUNDRY ROOM

7'9" x 7'6" (2.36m x 2.29m)

Matching wall and base units beneath work surfaces with undermount stainless steel sink and mixer tap. Double glazed window to the front. Recessed LED lighting.

SECOND FLOOR

DRESSING SUITE

39'6" x 26'9" (12.04m x 8.15m)

Glass balustrade overlooking the primary bedroom. Central unit with marble counter-top and drawers beneath. Shelving and drawers. Counter top wash basin with mixer tap. Double glazed gable window to the rear. Three velux windows. Recessed LED lighting. Radiator.

WALK-IN WARDROBE

14'9" x 14'8" (4.50m x 4.47m)

Comprehensive range of hanging rails, shelving and drawers. Staircase providing access to the first floor landing. Velux window. Recessed LED lighting.

OUTSIDE

INTEGRAL GARAGE

Remotely operated up and over door. Continuation of the resin-bound driveway. Concealed wall mounted gas central heating boiler and pressurised hot water system. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

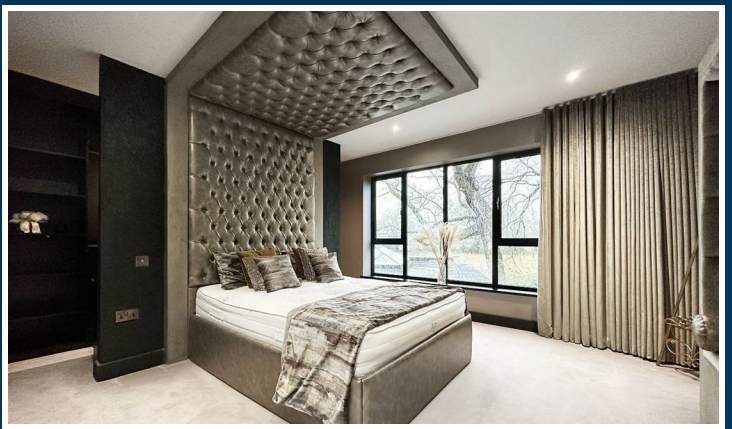
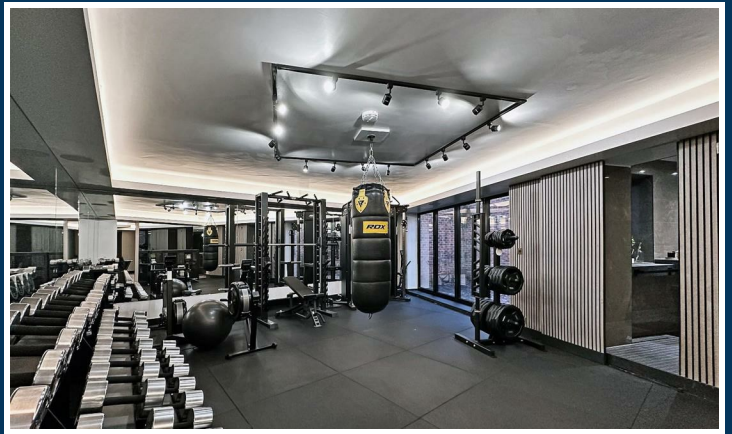
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

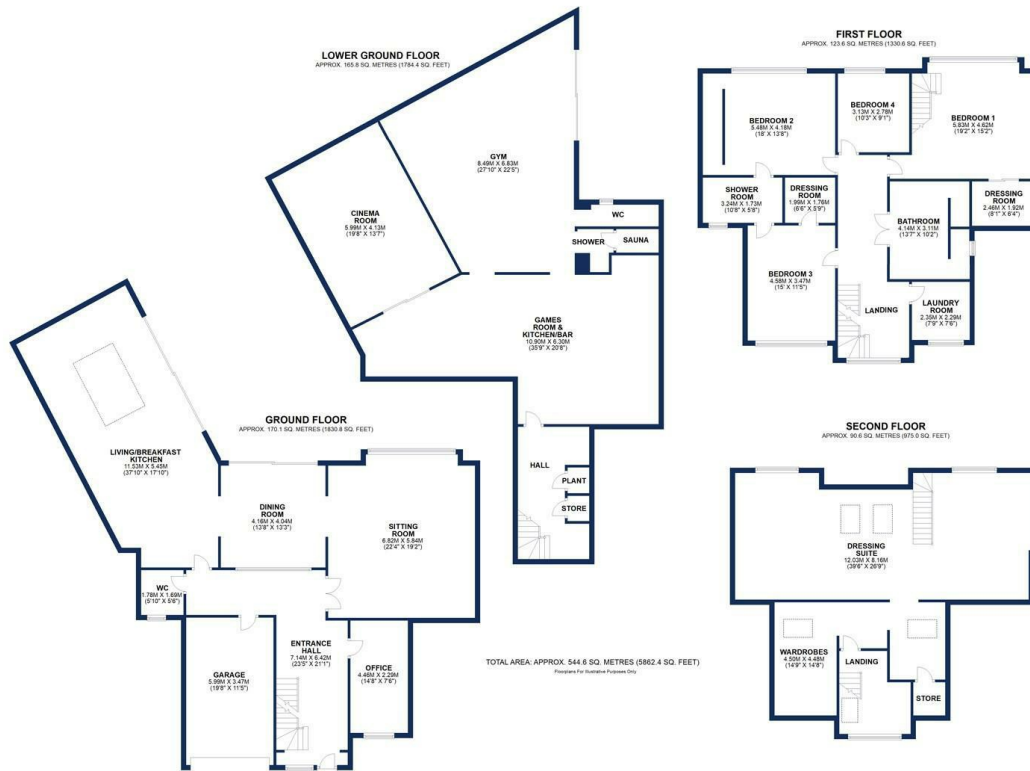
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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