

17 Planetree Road, Hale, Cheshire, WA15 9JN

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This striking and individually designed 5 bedroom, 4 bathroom, detached family home with accommodation arranged over four floors, bringing together luxurious living and unique internal character with an opportunity to reside in one of Hale's premier roads. The property comprises of just under 6,000 square foot of accommodation and is set in landscape gardens and grounds that extend to approximately 0.3 of an acre.

The spacious accommodation provides complete flexibility in deciding how best to suit individual needs and life styles. Every thought and attention has been given not only to the layout and design but also to appointing of the kitchens, bathrooms and finishing touches throughout. Most rooms offer programmable mood lighting and wiring for fully intelligent communication systems whilst for your comfort and security the property is fitted with a security system including external CCTV cameras.

On entering the property you are immediately struck by the magnificent reception hallway with ground to first floor window providing excellent natural light, polished limestone porcelain flooring with doors leading off to the beautiful proportioned reception room. Including: formal living room, dining room, and cloakroom. The breakfast kitchen is lavishly appointed with a bespoke range of units by 'Manor Cabinets of Hale' with an extensive range of built in appliances.

The lower ground floor includes a games/cinema room, family room, study, walk in wine cellar and a second kitchen/utility room.

To the first and second floor the bedroom accommodation is equally impressive and extends to a total of 5 bedrooms and 4 bathrooms with sanitary ware from the latest 'Duravit' range and brass ware by 'Hansgrohe'.

Externally the property is approached through electric double gates and block paved driveway that provides off street parking for several vehicles leading to the integral garage. The rear gardens have been landscaped to provide an immaculate outlook with a sunken patio area to the lower ground reception rooms offering a degree of privacy. The gardens are fitted with external lighting creating the perfect ambience for entertaining outside.

Ground Floor

Entrance Hall: 15' 7" x 11' 9" (4.75m x 3.57m) Under floor heating, Vipex entry phone, inset down lighters.

Cloakroom: 8' 11" x 4' 4" (2.71m x 1.31m) Low level wc, wash hand basin, inset down lighters, tiled floor and splash backs, under floor heating.

Boot Room: 10' 1" x 7' 2" (3.07m x 2.19m) Radiator, spotlights, power points. Access to garage.

Living Room: 25' 6" x 16' 1" (7.77m x 4.90m) French doors to rear terrace: window to rear and to side, fire place with Chesney gas flame effect fire with granite hearth and insets, touch lighting panel, down lights, power points, 5 amp lighting points, under floor heating, 5 cat wiring, oak double doors to:

Dining Room: 20' 2" x 12' 7" (6.15m x 3.84m) Lighting panel, down lights, power points, under floor heating.

L Shaped Kitchen/Family Room: 24' 0" x 25' 1" (7.32m x 7.64m) 64 narrowing to 3.82m. Range of wall and base units by 'Manor Cabinets' of Hale with composite granite works surface over , twin bowl stainless steel sink unit, integrated appliances including Bosch dishwasher, Deditrich induction hob with extractor hood over, double oven, microwave, steamer, built in separate Miele fridge and freezer, slimline wine cooler, breakfast bar down lights with intelligent touch panel control, windows overlooking rear garden door to terrace, power points cat 5 wiring under floor heating , remote control Velux windows, tiled floor.

Lower Ground Floor

Hallway

Study: 11' 2" x 7' 7" (3.40m x 2.30m) Down lights, power points, under floor heating.

Boot Room: 9' 8" x 7' 2" (2.95m x 2.18m) Door to rear sunken garden, power points, down lights, under floor heating.

Games Room: 16' 4" x 16' 1" (4.99m x 4.91m) Bi folding French doors to rear sunken garden, power points, 2 television points, 5 amp ring main, down lights, opening onto:

Cinema Room: 17' 7" x 12' 7" (5.36m x 3.84m) down lights, television point, wired for projector and sound.

L Shaped Family Room: 25' 1" x 23' 11" (7.65m x 7.30m) narrowing to 4.3m Bi folding French door to rear sunken garden, power points, 5 amp ring main, touch lighting panel down lights, under floor heating, double doors to:

Wine Cellar: 14' 10" x 9' 6" (4.52m x 2.90m) Indian Stone floor, central idled unit with granite work surface over with inset display cabinet and wine rack, 2 wine fridges, power points, down lights, under floor heating, double doors to:

Store Room: 9' 6" x 4' 5" (2.90m x 1.34m) under floor heating, work surfaces.

Cloakroom: Wall hung wc, contemporary wall mounted wash hand basin, fully tiled floor and walls, under floor heating.

Kitchen/Utility Room: 13' 5" x 10' 3" (4.09m x 3.12m) Range of cream high gloss wall and base units with rolled edge work surfaces, inset 1.5 bowl stainless steel single drainer sink unit, inset appliances include Bosch dishwasher induction hob with extractor over, built in oven and microwave, built in fridge freezer, space for washing machine and dryer, under floor heating, door to store/control room.

First Floor

Landing: down lights, power points, under floor heating, stairs to second floor.

Master Bedroom: 19' 3" x 14' 5" (5.88m x 4.39m) Window to rear down lights power points, television point, telephone point, 5 Amp light circuit, touch lighting control panel, under floor heating.

Dressing Room: 9' 10" x 9' 10" (3.00m x 3.00m) Door to en-suite bathroom:

Master Bedroom En-suite: Window to front, oval stone bath with mixer tap and shower attachment, shower cubicle with Hansgrohe shower, wall mounted wc, twin wash hand basins, chrome heated towel rail, 2 shaver points, fully tiled travertine limestone wall and floors, under floor heating.

Bedroom 2: 16' 6" x 14' 5" (5.02m x 4.40m) Windows to rear power point down lights, television point, telephone point, under floor heating.

En-Suite Bathroom: Window to rear, white suite comprising: bath with mixer tap, wall mounted wc, wall mounted wash hand basin, walk in shower with glazed screen, shaver point, heated towel rail, under floor heating.

Bedroom 3: 15' 7" x 12' 7" (4.74m into bay x 3.83m) Bay window to front, inset down lights power points, television point, under floor heating.

En-suite Shower Room: Window to front, wall mounted wash hand basin, shower cubicle with glazed screen, heated towel rail fully tiled walls and floor under floor heating.

Second Floor

Landing: Stairs from first floor landing with inset LED lights leads to second floor: Velux window, radiator, power points, down lights, walk in linen cupboard, under floor heating.

Bedroom 4: 14' 7" x 13' 5" (4.44m x 4.08m) Feature window and twin Velux windows, radiator, power points, television point, down lights.

Bedroom 5: 19' x 9' 7" (5.78m x 2.92m) Window to rear Velux window, radiator, power points, television point.

Family Bathroom: Velux window, panel bath with mixer tap, wall mounted wc, wall mounted wash hand basin double shower cubic le with glazed screen, tiled walls and floor, chrome heated towel rail.

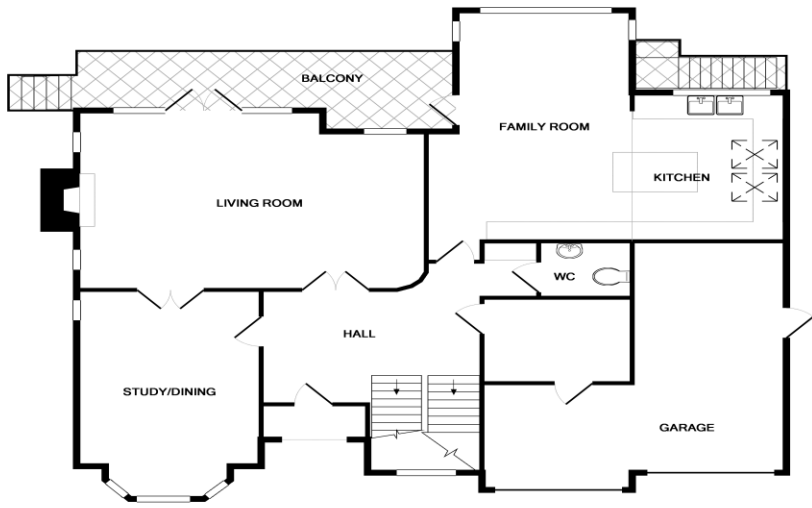
Storage Room: 15' 1" x 5' 11" (4.60m x 1.80m) Restricted head height, radiator.

Outside: Externally the property is approached through electric double gates and block paved driveway that provides off street parking for several vehicles leading to the integral garage. The rear gardens have been landscaped to provide an immaculate outlook with a sunken patio area to the lower ground reception rooms offering a degree of privacy. The gardens are fitted with external lighting creating the perfect ambience for entertaining outside.

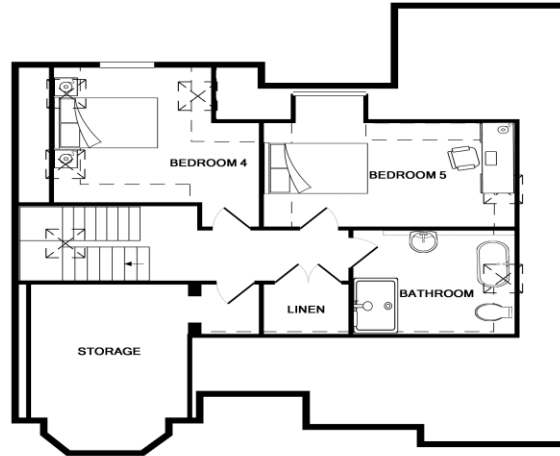
Location: Planetree Road is one of the most desirable locations close to the village centre and containing individually designed detached houses of substantial proportions, each standing within tree lined landscaped grounds, combining to create a delightful and mature setting. The location is supremely convenient within easy walking distance of the centre of Hale village with its fashionable shops, restaurants and bars. 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. 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.

Directions: Travelling from the centre of Hale, proceed along Ashley Road through the village towards Ashley and turn left at St. Peter's Church onto Harrop Road. At the top of Harrop Road, bear right into Planetree Road. Travel along Planetree road, passing Whalley Road on the left, and the property can be found on the left hand side shortly before the junction with Park Road.

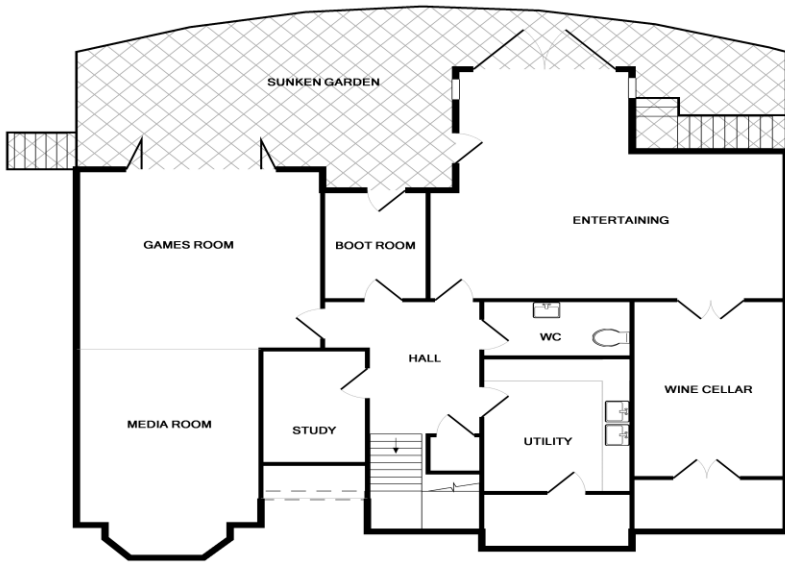




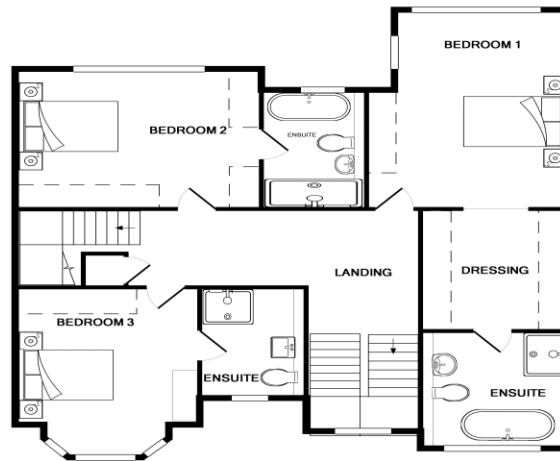
GROUND FLOOR



2ND FLOOR



LOWER GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (12 plus)	
B (81-91)		B (11-11)	
C (69-80)		C (9-10)	
D (55-68)		D (6-8)	
E (39-54)		E (3-5)	
F (21-38)		F (1-2)	
G (1-20)		G (0)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	78	EU Directive 2002/91/EC	76
England & Wales		England & Wales	

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