



JORDAN FISHWICK
EXCLUSIVE

| Elmsway | Hale Barns

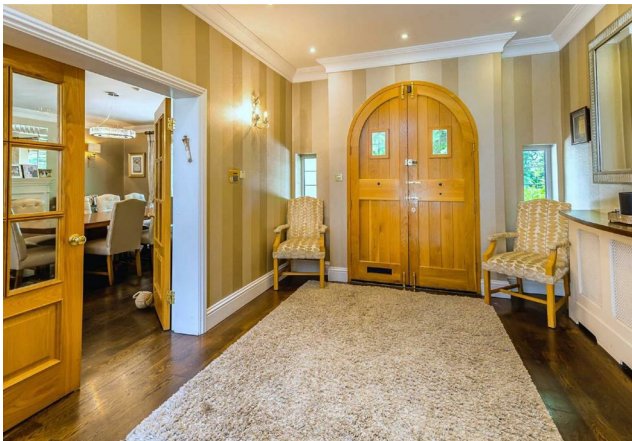
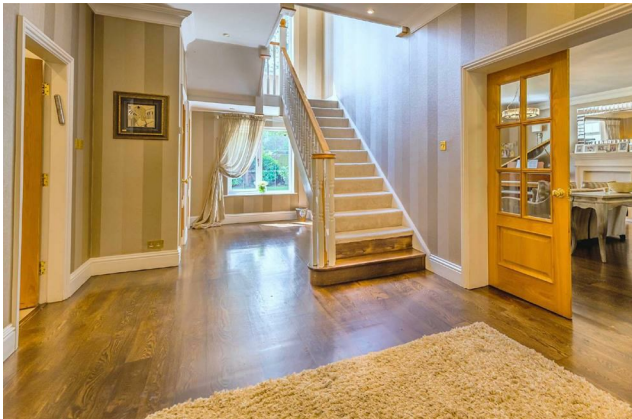




£2,950,000

Features

- Boasting Over 6500Sqft of Living Accommodation
- Council Tax Band - H
- Pre Planning Agreed for 3 dwellings
- Development Opportunity
- Cul-de-Sac Location Surrounded by Mature Greenery
- EPC - D
- 0.75 Acre Plot
- 4.5 Bathrooms



Your Dream Home: Exquisite 8-Bedroom Modern Estate in Prestigious Hale Barns

Unmatched luxury in this spectacular 8-bedroom detached residence, nestled at the end of a tranquil cul de sac in Hale Barns most sought-after location. Set within a 0.75-acre gated plot this property promises a lifestyle of opulence and tranquillity. A Natural Paradise Enter your private sanctuary featuring a south-facing garden, multi-level woodlands, winding pathways, and a pond with a waterfall flowing into a picturesque stream. This stunning area offers scenic walks, peaceful meditation spots, and a "secret forest" for children to explore.

Unmatched Living Space Spanning an impressive 6.5k sqft over 3 floors, this home combines luxurious living with flexibility. Impeccably maintained, it offers potential for enhancement, grand extension, or redevelopment.

Striking Features

Opulent Reception Spaces Be greeted by a grand entrance hall and 4 expansive reception rooms. The lounge spans 38' x 17',



General information

- **Tax Band:** H
- **Sqft:** 6449.00 sq ft
- **Plot:** 0.75 acre(s)
- **Bedrooms:** 8
- **Bathrooms:** 5
- **Postcode:** WA15 0DZ



featuring a bay window and French doors to the south-facing garden.

Gourmet Family Kitchen Perfect for gatherings, seamlessly flowing into the living room, illuminated by two large conservatory-style skylights. The ground floor includes a fully fitted study, utility room, walk-in larder, cloakroom, and WC.

Bedrooms The 1st floor has 5 large bedrooms, 3 with ensuites, and an additional family bathroom. 1 bedroom has been converted into a laundry room, plumbed for dual washing machines. The master suite boasts a/c, an ensuite and 2 walk-in dressing rooms. Top Floor The 2nd floor offers 2 well-appointed bedrooms, 1 with a/c and balcony access, stunning garden views, plus a family bathroom.

Incredible Potential

The owner has received a pre-planning response for a redevelopment opportunity to create 3 distinct dwellings, each exceeding 4k sqft.

THE CGI'S ARE FOR ILLUSTRATIVE PURPOSES ONLY. NO PLANNING CURRENTLY EXISTS FOR THE WORKS.









TOTAL FLOOR AREA: 644sq ft (599.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of above buildings, fixtures and fittings are approximate and no responsibility is taken for any discrepancy or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect accepts no responsibility for the accuracy of the information given as to their quantity or efficiency can be given. Made with Measure 01/22.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

