





An outstanding, Hartford home on one of the village's premier roads with large, mature, south facing gardens.

- Outstanding Hartford Home
- 3000 Square Feet of Space
- Five Reception Rooms
- Stunning kitchen & Utility
- Four En-Suite Double Bedrooms
- Studio/Garage & Store Rooms
- large, Mature Gardens
- Parking for Several Cars

### Description

An outstanding Hartford home, located on one of the village's premier roads with large, mature south facing gardens. The property has been significantly extended and modernised with 3,000 square feet of space arranged over two levels. A central entrance hall leads to four of the reception rooms, including the open plan family room with adjoining informal dining area, stunning kitchen and garden room. There is also a utility room, prep kitchen, second WC and a converted double garage, currently used as a working studio. On the first floor there is a unique galleried landing, four en-suite double bedrooms, the master also having a large dressing room and there is a luxury family bathroom. Externally there are large, mature, south facing gardens and there is parking for several cars on the long front driveway.



## Location

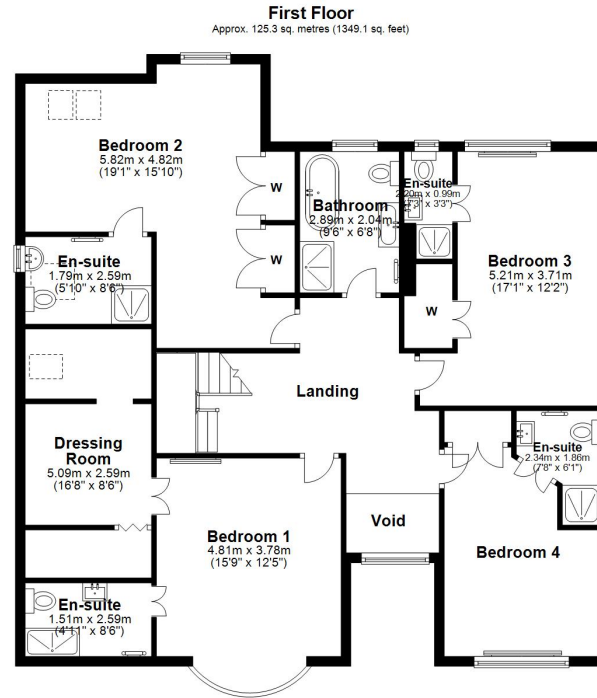
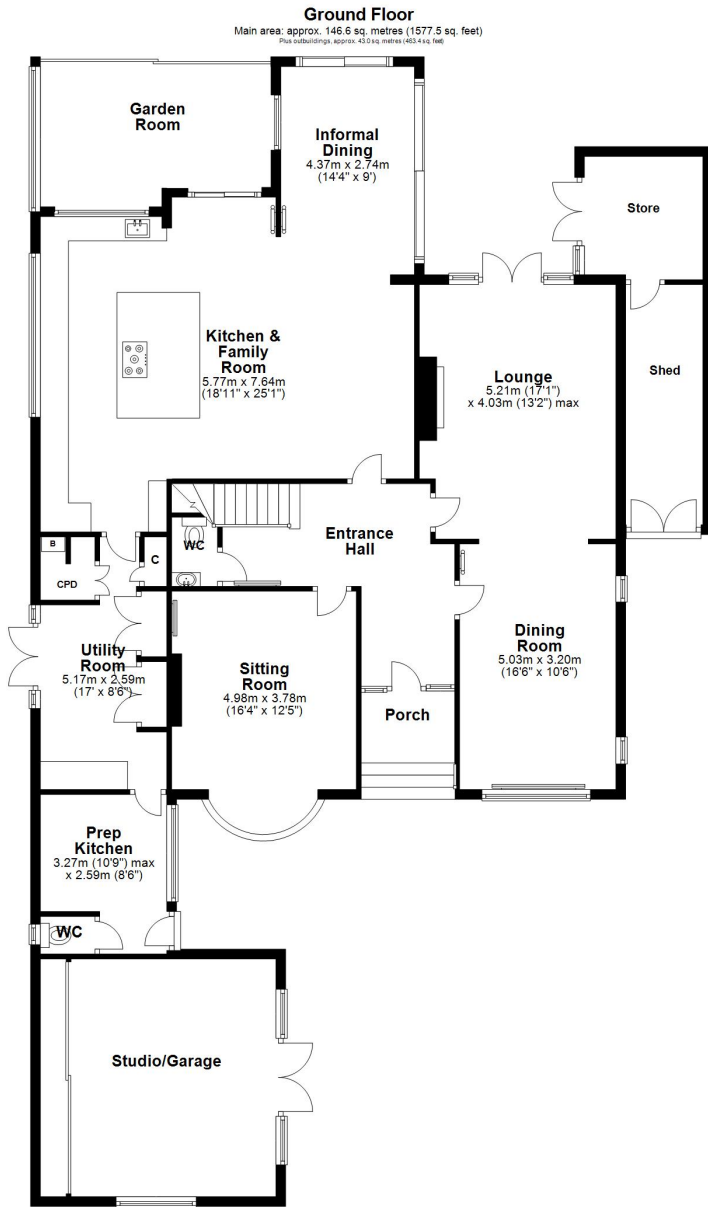
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Hartford really excels is its range of excellent schools, the well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfred's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented.

## Tenure

FREEHOLD

## EPC Rating:





Main area: Approx. 271.9 sq. metres (2926.7 sq. feet)  
Plus outbuildings, approx. 43.0 sq. metres (463.4 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.