





- Substantial Family Home
- High Specification Throughout
- Three Reception Rooms
- 23 ft sq Kitchen Family Room
- Three Double Bedrooms
- Two High Spec Bathrooms
- Large Mature & Private Gardens

Description

This is genuinely one of the best properties I have seen come to the market in years! The the property has been extended and transformed, using the finest materials, including glass and solid oak internal doors, oak skirting boards and storage cupboards and beautiful tiled floors but undoubtedly the most outstanding feature is the kitchen and family room. The attention to detail is incredible, there are an abundance of fitted cupboards including a 20 ft run of full height units, a massive 'U' shaped island unit and a comprehensive range of Miele fitted appliances. There are two bathrooms and a downstairs WC, which feature signature sanitary-ware and all three bedrooms feature 'Sliderobes' fitted wardrobes. Externally there are large mature gardens, which are surrounded by glorious Cheshire countryside. There is an external gym, office and garden bar. Planning permission has been granted for a large double storey extension to the side of the house and for a room in the attic (more details available on request) An internal viewing is a must!!



Location

The property is located midway between Whitegate Village and Hartford, which 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 the recently renovated 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 the area really excels is its range of excellent schools. the well regarded Grange private school is less than two miles away and both Hartford High and St Nicholas Catholic High School are again within a couple of miles as are the five local primary schools; Whitegate Church of England Primary School, 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.

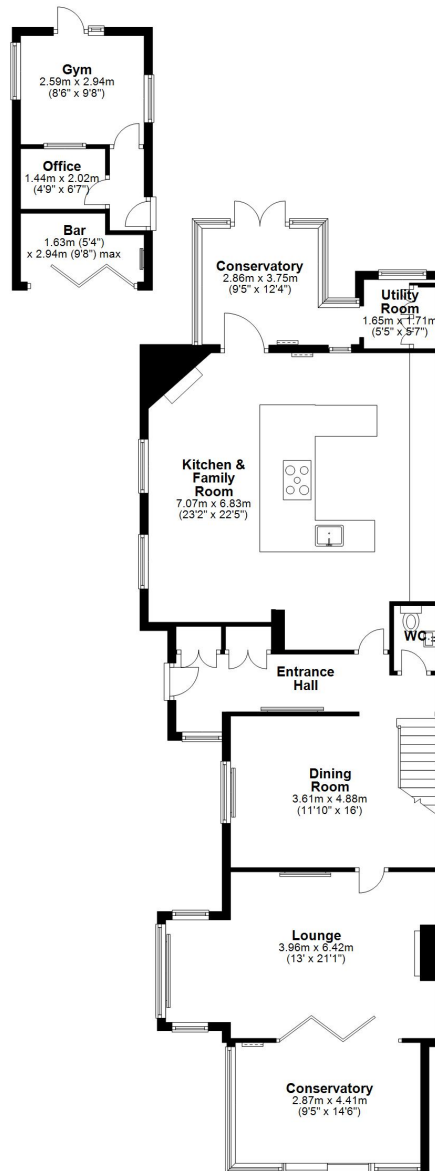
Tenure

Freehold

EPC Rating: D

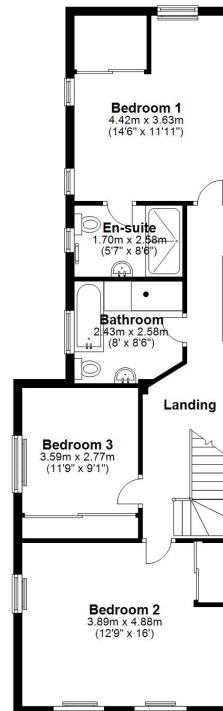


Ground Floor
Approx. 141.8 sq. metres (1526.7 sq. feet)



Total area: approx. 211.0 sq. metres (2271.0 sq. feet)

First Floor
Approx. 69.1 sq. metres (744.3 sq. feet)



Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.
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