



**449, Chester Road**  
Northwich CW8 2AG

**£849,500**

**[www.westates.co.uk](http://www.westates.co.uk)**  
**01606 331784**





A fine, detached Hartford home with over 2,500 ft<sup>2</sup> of living space with mature gardens on a plot of over 0.3 acres.

- 2,500 ft<sup>2</sup> Accommodation
- Four Reception Rooms
- Breakfast Kitchen & Utility
- Five Double Bedrooms
- Three Bath/Shower Rooms
- Large Mature Gardens
- Garage & Ample Parking

### Description

A superb, detached family in one of the village's prime locations with large mature gardens on a plot totalling 0.3 acres. Offering over 2,500 ft<sup>2</sup> of living space with light and airy rooms ideal for even the latest families. With double glazed windows and gas central heating, the accommodation comprises: Reception porch, entrance hall, cloakroom/WC, extended lounge, formal dining room, family room, office, kitchen breakfast room and utility room on the ground floor and a lovely study landing, five double bedrooms and three bathrooms on the first floor. The property is well set back from Chester road with a large front garden and driveway which leads to an integral garage and with space to park several cars. The south facing rear garden is private and backs onto open fields.





**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:**

**Important Notes**

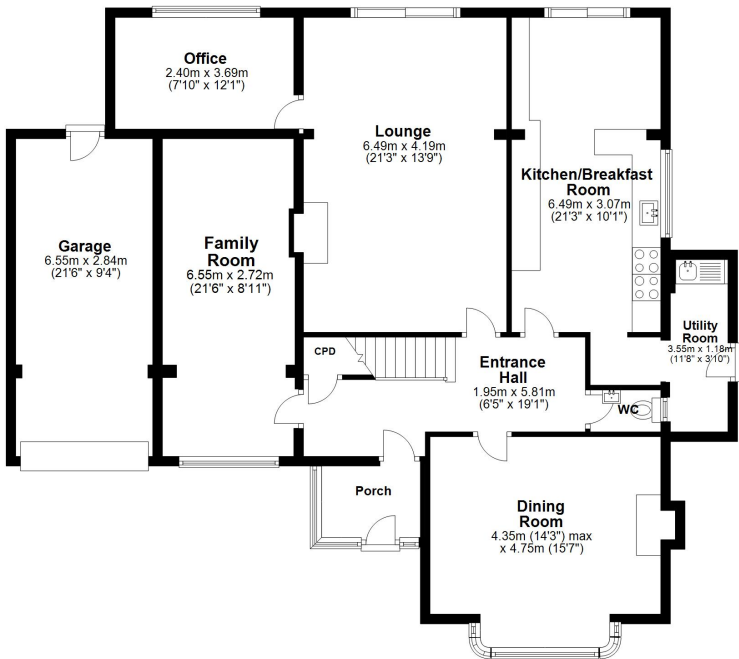
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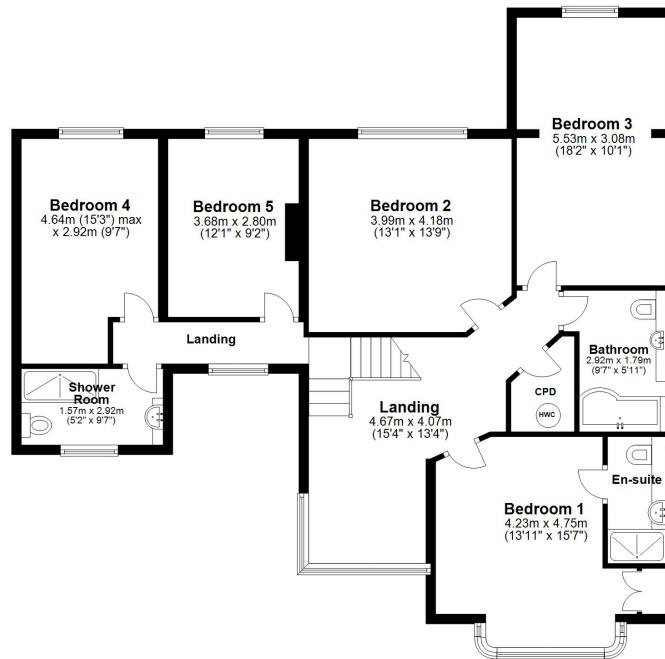
**Ground Floor**

Main area: approx. 121.3 sq. metres (1306.0 sq. feet)  
Plus garages: approx. 19.1 sq. metres (205.8 sq. feet)



**First Floor**

Approx. 111.5 sq. metres (1200.6 sq. feet)



Main area: Approx. 232.9 sq. metres (2506.7 sq. feet)  
Plus garages: approx. 19.1 sq. metres (205.8 sq. feet)

