





- High Specification Family Home
- 3,000 ft2 Accommodation
- Large Kitchen Dining/Family Room
- Three Further Reception Rooms
- Four Double Bedrooms
- Three Luxury Bathrooms
- Landscaped Gardens

Description

A luxurious family home, previously unseen in Hartford, has been listed on Beach Road. The property has undergone a comprehensive refurbishment, with significant extensions to both the front and rear, resulting in a total area of 3,000 square feet. The meticulously designed layout features spacious social areas, including an impressive living kitchen that spans the length of the rear of the house, complemented by more intimate rooms for relaxation and contemplation. A grand entrance hall welcomes guests upon arrival. The property boasts four spacious double bedrooms and three luxurious bathrooms. The attention to detail extends beyond the interior, with an impressive landscaped garden featuring a large porcelain, two-tier patio, level lawn, and ample parking space for several vehicles, including a garage and storage area.



Location

Hartford is a vibrant Cheshire village that offers a comprehensive array of local amenities. At its heart lies a bustling shopping center, providing all the essentials and conveniences residents require. The village boasts three public houses: The Red Lion, The Coachman, and Hartford Hall Hotel. Additionally, there are two wine bars and bistros: Chime, situated in the village’s heart, and The Hart of Hartford, located on School Lane.

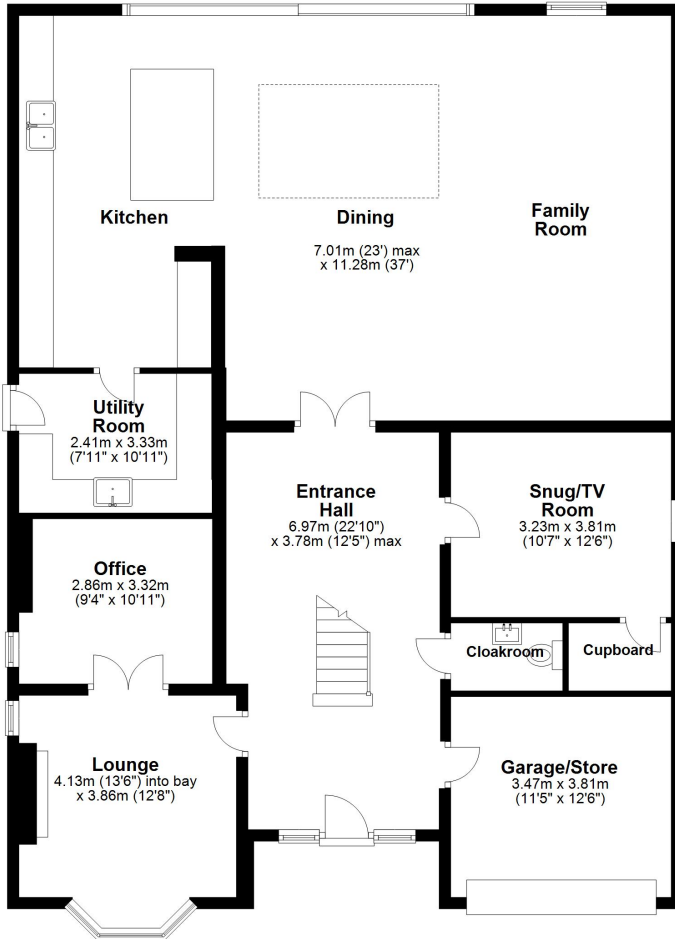
Hartford is conveniently served by two railway stations, with the West Coast Main Line providing direct access to London within two hours. Greenbank station also offers trains to Manchester and Chester. The A556 and A49 facilitate easy access to the region’s major road network, with Manchester and Liverpool airports within a 20-mile radius.

What truly sets Hartford apart is its exceptional educational offerings. The well-regarded Grange private school is conveniently located within walking distance. Hartford High and St. Nicholas Catholic High School are also within easy reach, 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.



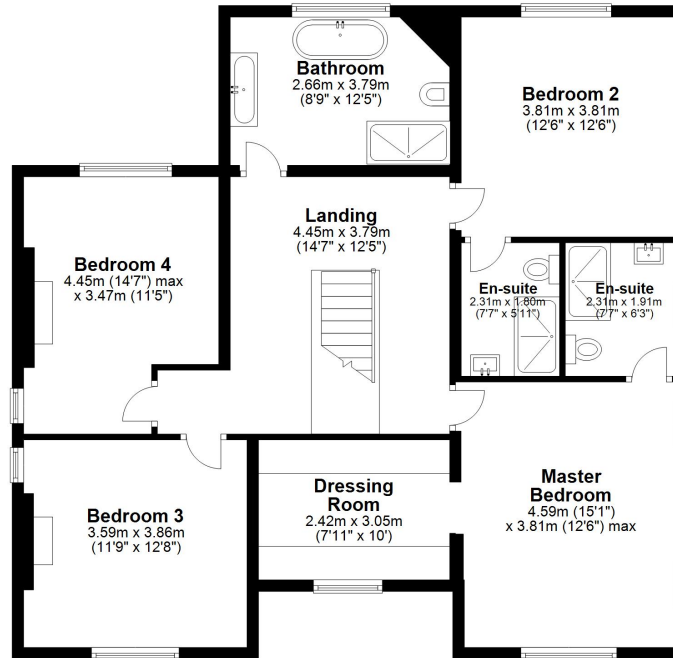
Ground Floor

Approx. 168.1 sq. metres (1809.0 sq. feet)



First Floor

Approx. 108.7 sq. metres (1170.2 sq. feet)



Total area: approx. 276.8 sq. metres (2979.2 sq. feet)



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

Reg number 07682683. Director Andrew P Williams



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.