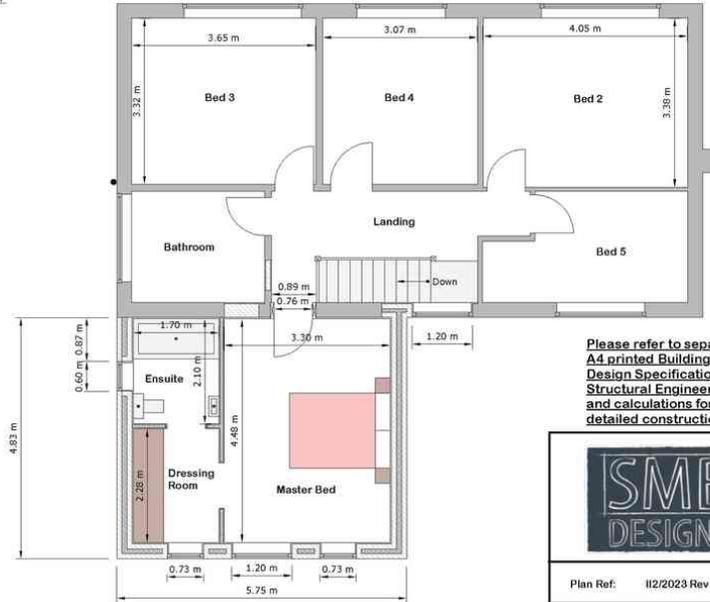
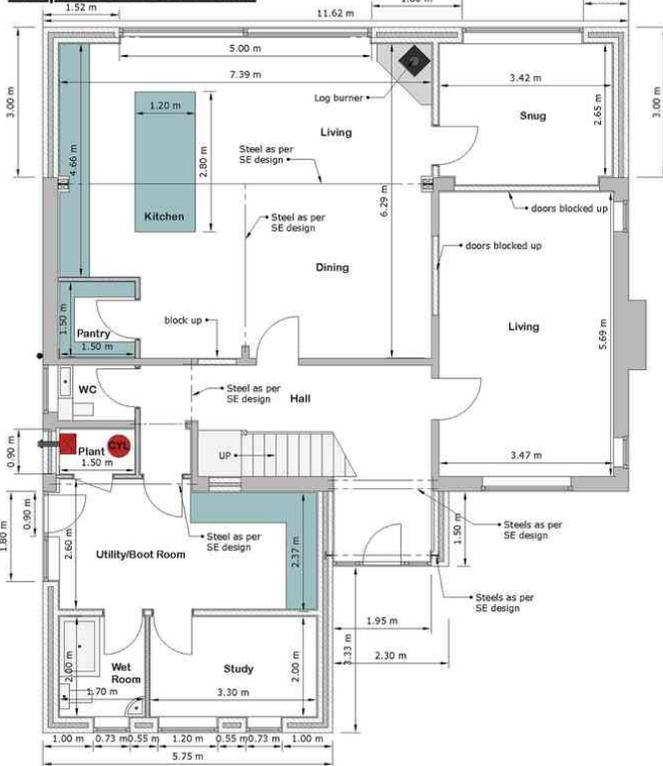




## Proposed Floor Plans



Please refer to separate A4 printed Building Control Design Specification and Structural Engineers design and calculations for fully detailed construction notes



Plan Ref: 112/2023 Rev A

Scale: 1:50@A2 size

Proposed detached garage, front and rear extensions and associated alterations

For:  
Mr & Mrs Cunningham  
11 Berrynose  
Harford  
Cheshire  
CW6 1NG

SMB Designs Cheshire Ltd.  
07805 429155  
smb.designs@hotmail.co.uk



- Additional Notes:**
- The plans should be read in conjunction with the design specification printout and with any appropriate structural calculations.
  - Do not scale from the plans, use figured and site dimensions only. The Contractor should check all dimensions on site prior to commencement of any work and contact the Designer should discrepancies arise.
  - All site work to be carried out in accordance with the Building Regulations 2010, current British Standards and Codes of Practice.
  - All statutory site inspections are to be seen on site and approved by the Building Control Body prior to covering over those areas of work.
  - No work is to be carried out from these plans until the relevant approval has been granted by the Local Authority Planning Department (unless the development is permitted development) and a suitable application has been submitted to the Building Control Body.
  - All drainage and foundation details are provisional and are subject to the conditions on site once excavations commence.

A luxuriously appointed and fully modernised family home sitting on a 1/4 acre plot with planning permission for a large extension & double garage.

- Luxuriously Appointed Family Home
- 1/4 Acre Corner Plot
- PP For Large Extension & Double Garage
- Two Reception Rooms
- Four Bedrooms
- Luxury Kitchen & Bathroom

## Description

A luxuriously appointed and fully modernised, detached family home, which stands on a quarter acre plot and is sold with the benefit of full planning permission to significantly extend the house to both the front and rear and to erect a new double garage (23/02419/FUL). The property sits at the end of a sought after cul-de-sac and is surrounded by high value homes that have been significantly extended and improved, which has raised the bar, considerably when it come to end value. The existing layout provides an entrance hall, cloakroom, lounge, kitchen: dining room, utility room, first floor landing, four bedrooms, bathroom and attached garage. The mature gardens extend to three sides and there is ample off road parking.



## 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 houses 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 Wilfrid'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

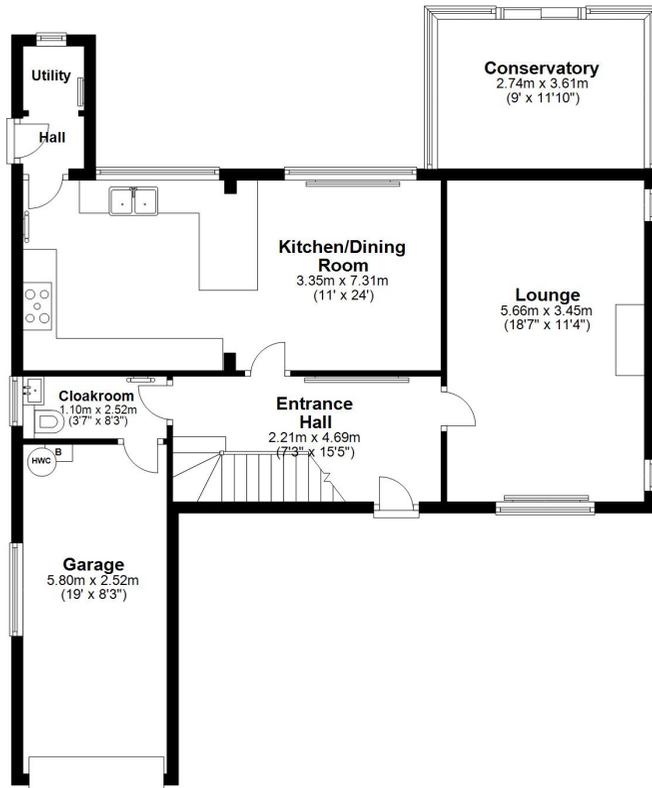
## EPC Rating:

## Important Notes

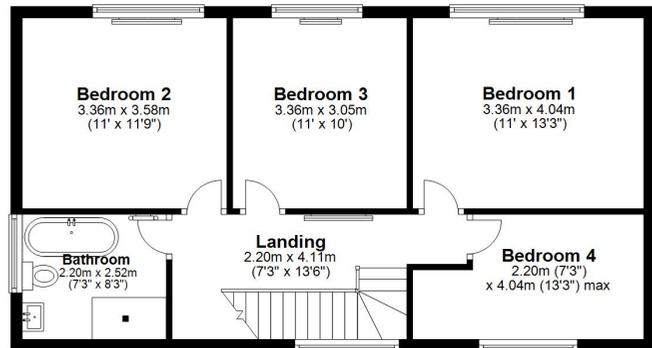
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**Ground Floor**  
Approx. 76.1 sq. metres (819.5 sq. feet)



**First Floor**  
Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 137.7 sq. metres (1481.8 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.