





A large, detached family home on a prime plot with approaching 2000 sq ft of internal space.

- Substantial Family Home
- 2000 sq ft Accommodation
- Four Reception Rooms
- Kitchen & Utility Room
- Four Double Bedrooms
- Three Bathrooms
- Generous Gardens
- Double Garage & Four Car Driveway

### Description

A large, detached family home, located on a small cul-de-sac, in what we believe is the best position on the development. The property, which was the largest design at the time of build provides approaching 2000 sq ft of internal space and is presented to a high standard. With gas central heating and PVCu double glazing, comprises: Large storm porch, entrance hall, cloakroom/WC, study, lounge, separate dining room, family room, kitchen, utility room, first floor landing, four good size double bedrooms, two large en-suite shower rooms and family bathroom. Outside there are large, well kept gardens that wrap round three sides with room to store a caravan, there is also a detached double garage and four car 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 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 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

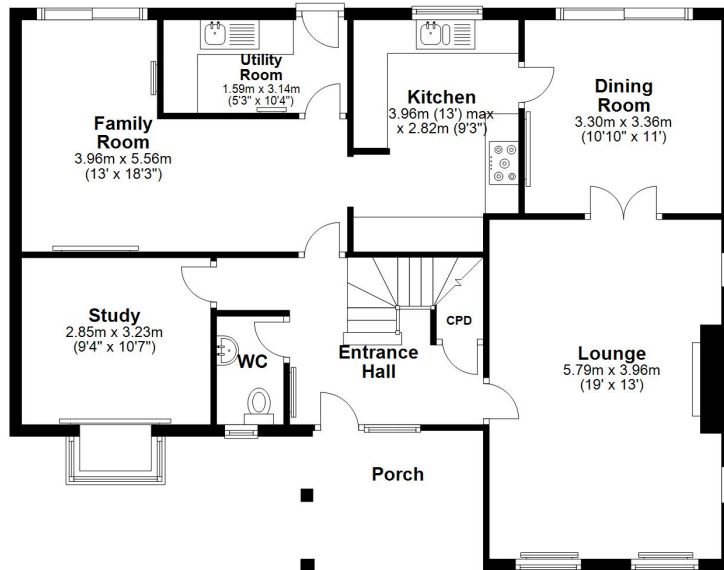
FREEHOLD

## EPC Rating:



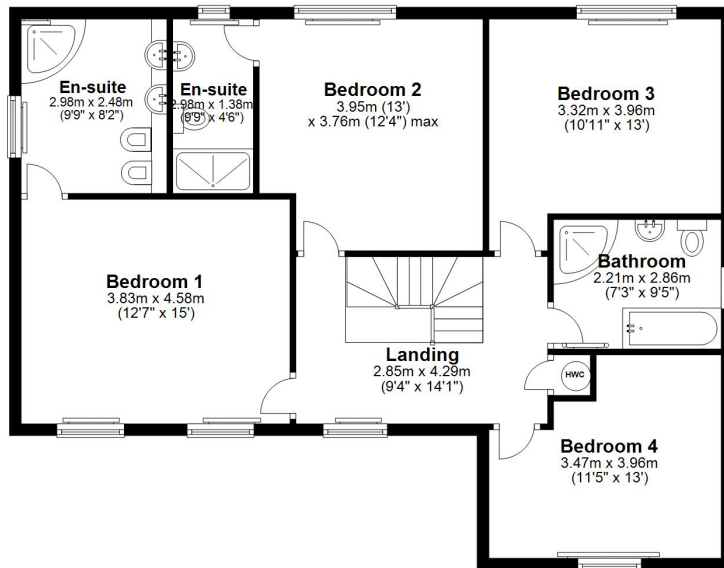
### Ground Floor

Approx. 92.0 sq. metres (990.0 sq. feet)



### First Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



Total area: approx. 183.2 sq. metres (1972.3 sq. feet)

