



HINCHLIFFE
HOLMES



I WITTON PARK



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Chester Road | Hartford | CW8 2AG

Positioned on an executive development in a most sought-after quiet village location, an outstanding, individually designed, and contemporary detached family home with high specifications and superb flexible accommodation in excess of 4,000 sq.ft.. South-facing private landscaped gardens, excellent outside entertainment space, electric gated entrance opening onto the driveway providing off-road parking for several vehicles and integral double garage.

Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities.

The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co- Operative and Sainsbury's. In addition, there are two very popular cafés/wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches.

Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (Junior and Secondary level), Hartford Church of England High

School, two excellent state junior schools, St Wilfred's Primary School, St Nicholas's Roman Catholic High School, Mid- Cheshire College of Further Education and a day nursery.

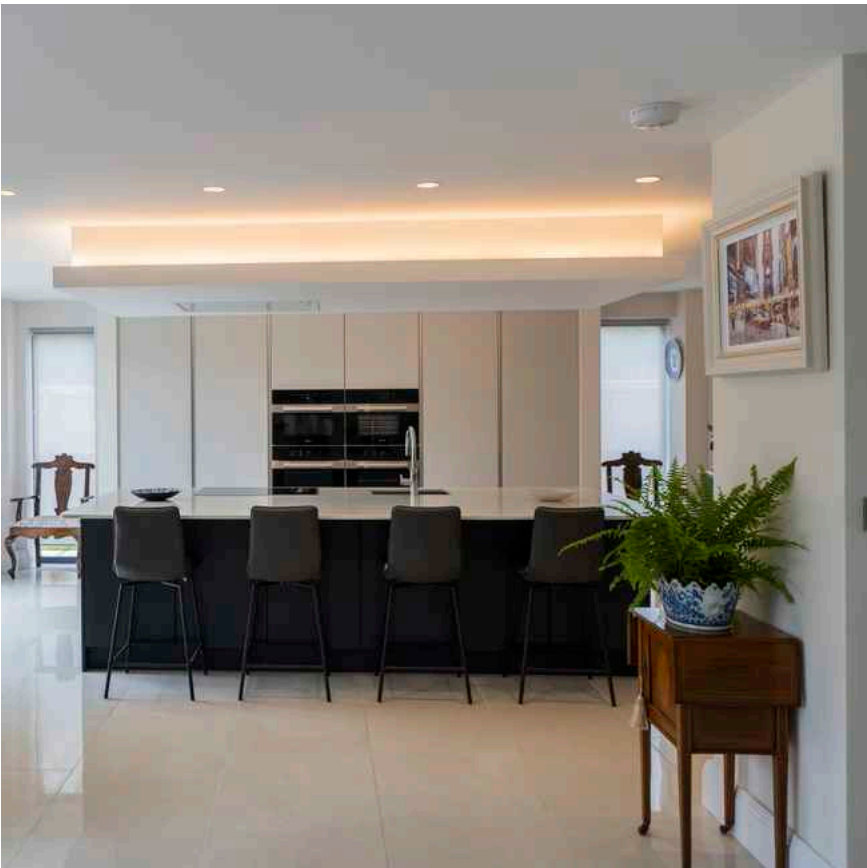
With regards to leisure facilities, there are several good golf clubs nearby, a tennis/bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well- planned public footpaths. Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding and rambling, with the Whitegate Way, Marbury Country Park, Delamere Forest and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minute's drive away.

Within walking distance of the house are two railway stations - Greenbank (Manchester to Chester line) and Hartford (Liverpool - Crewe - London). Road access to the M6, M53 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and MediaCityUK easily accessible. For those who require European or international travel, Liverpool and Manchester International Airports can be accessed within 45 minute's drive.









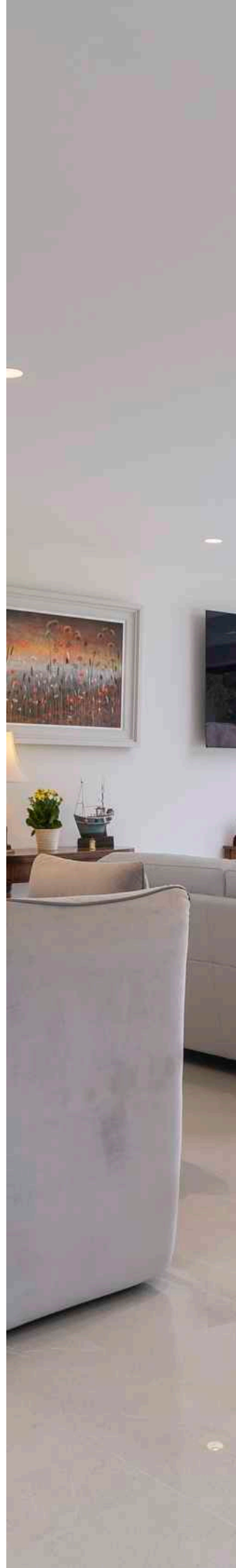














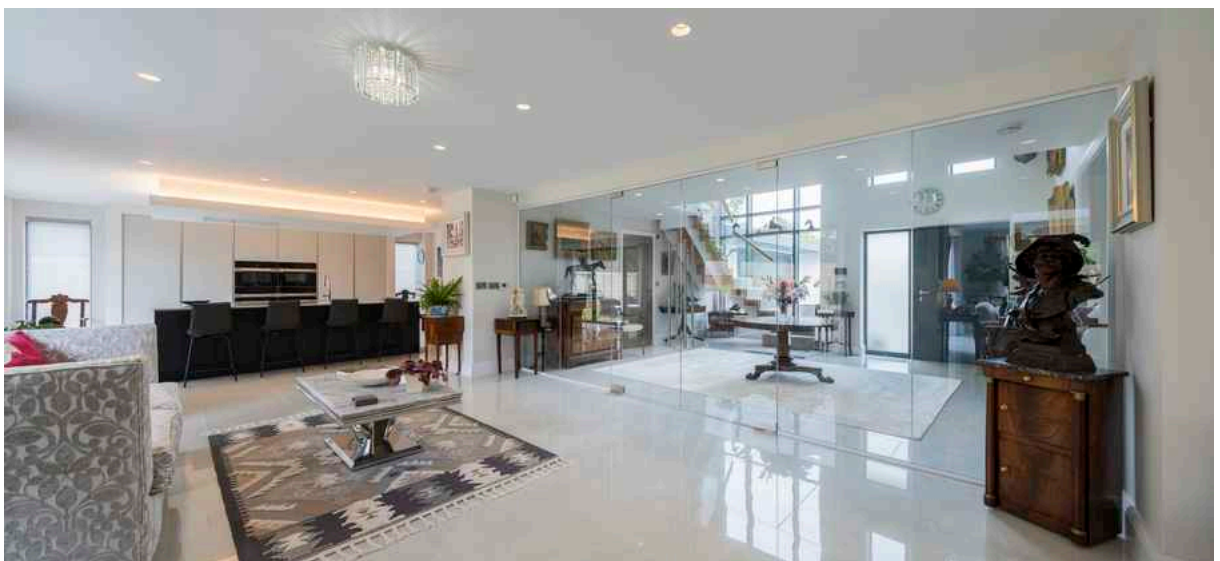














































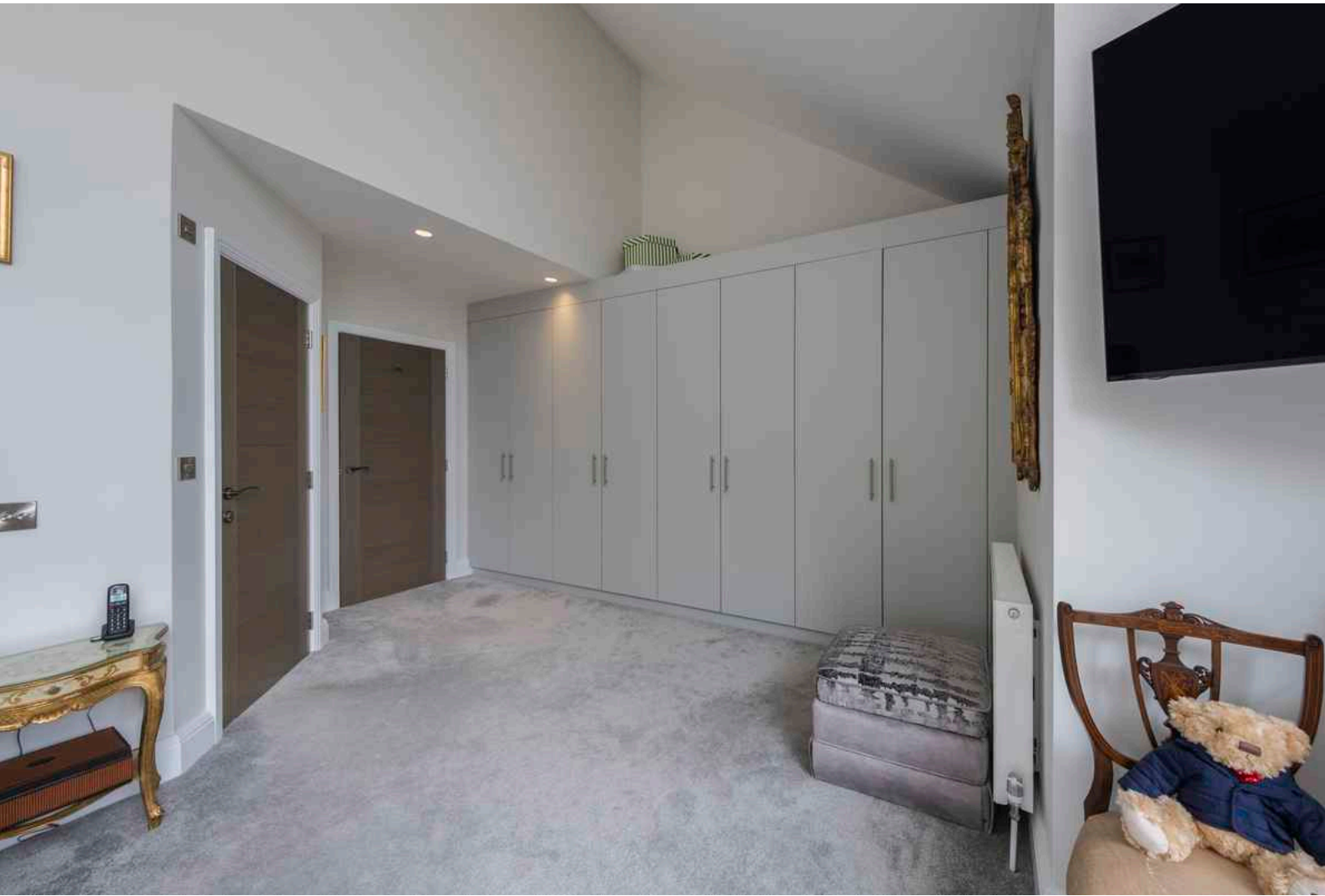












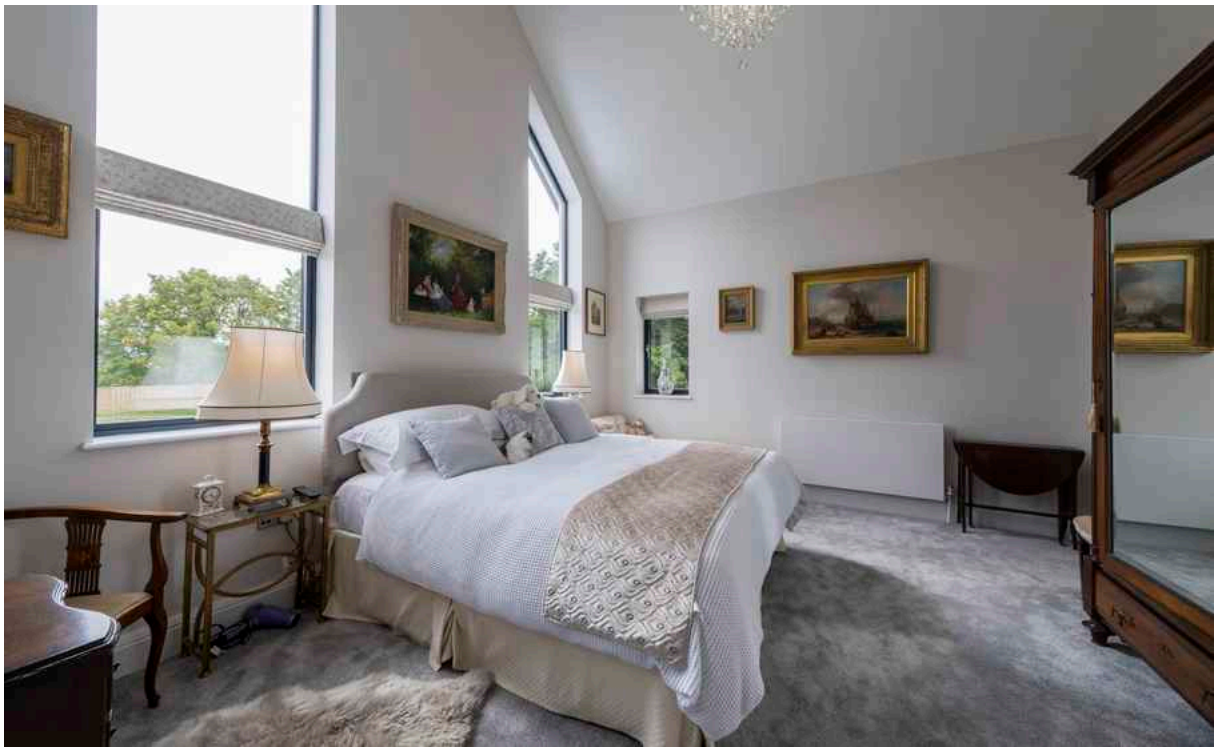


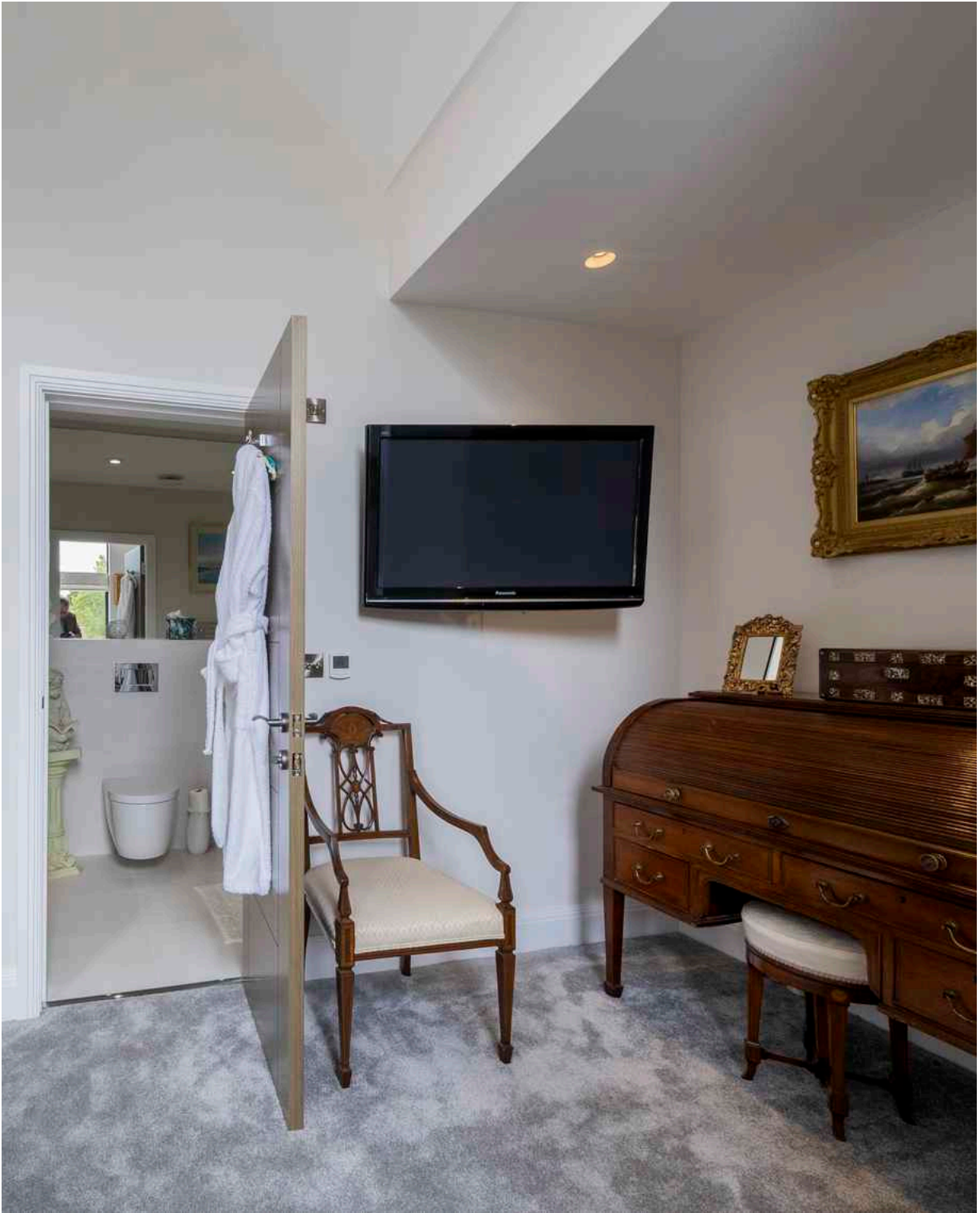




















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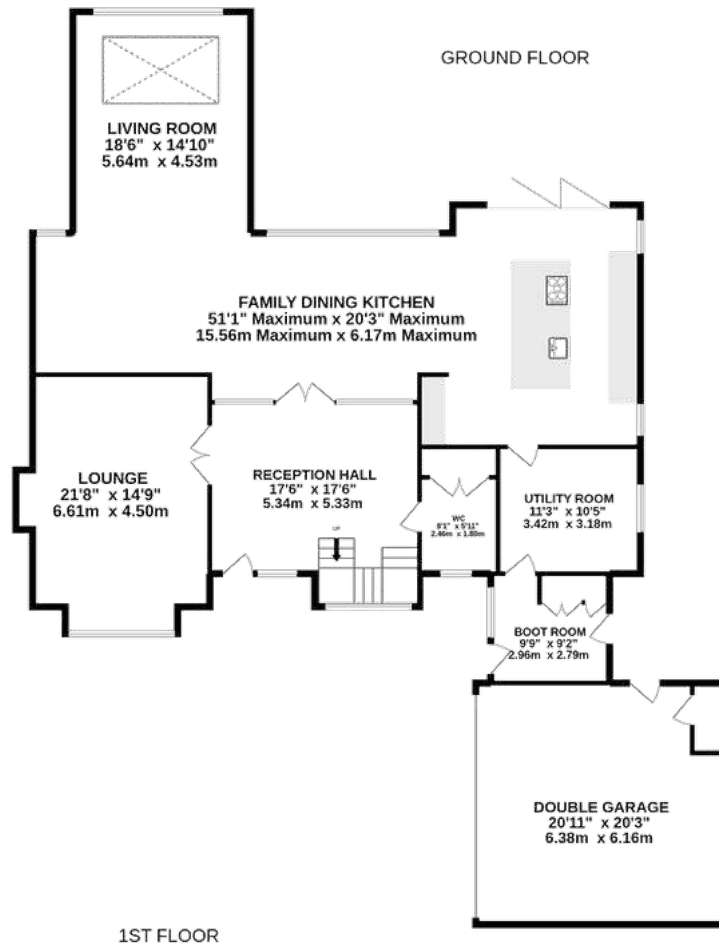




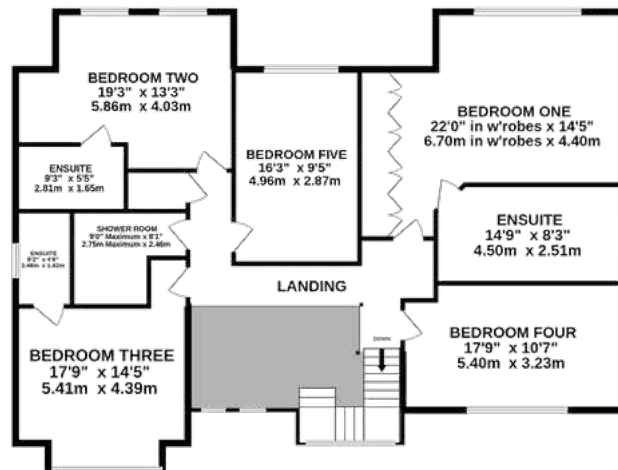








1ST FLOOR

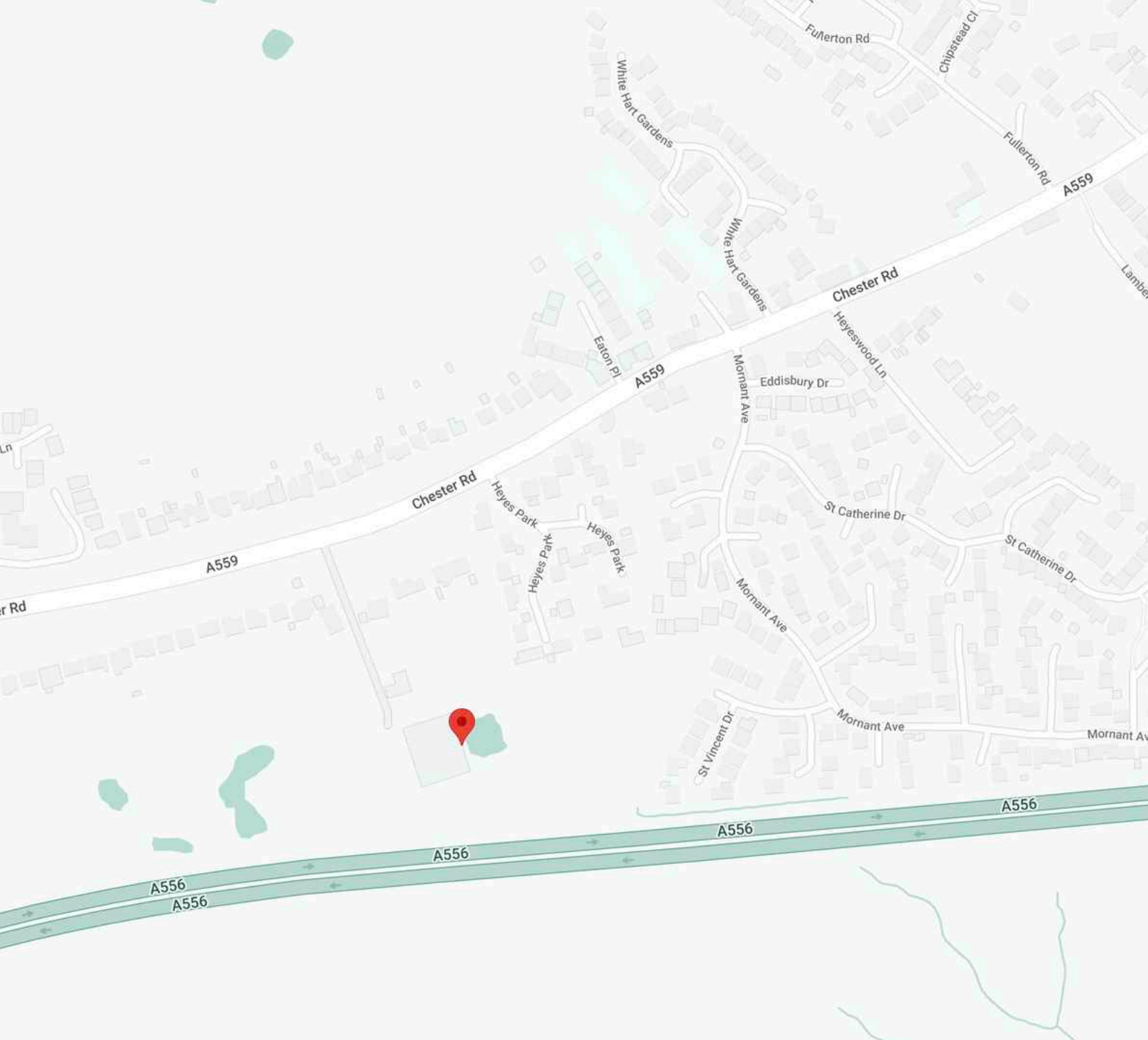


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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and private drainage are connected.

Please Note:- There is a monthly management charge for the development.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band H.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.



INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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