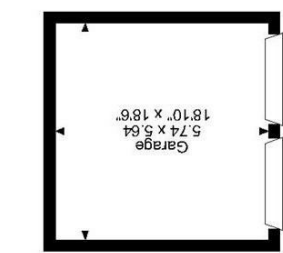
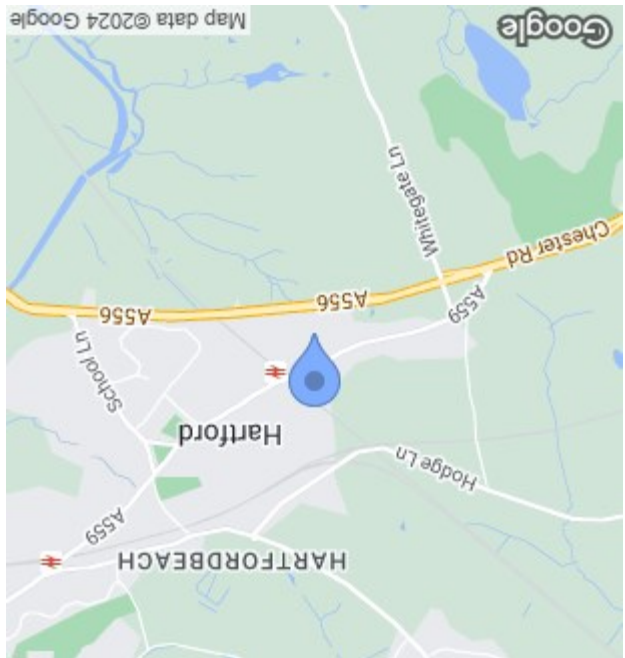
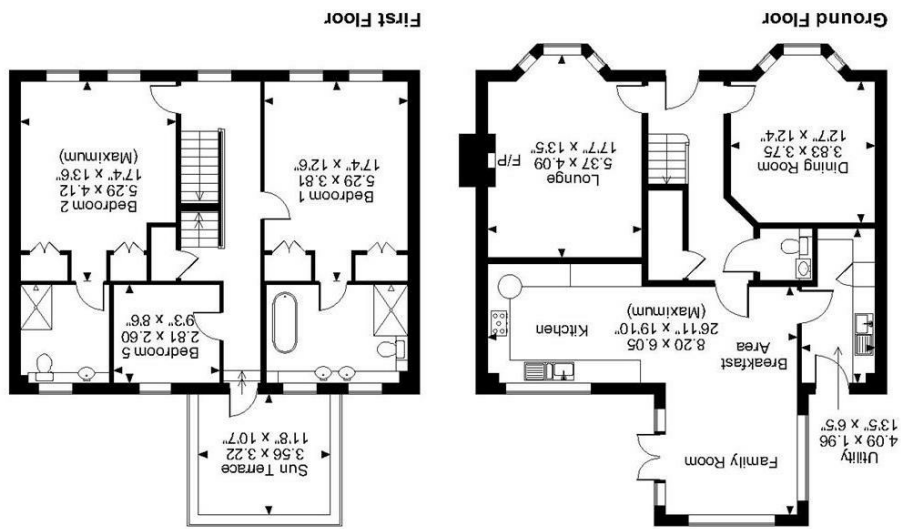
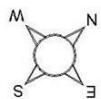
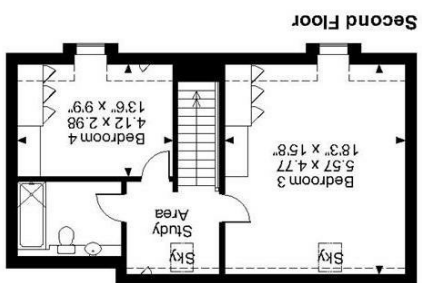


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
Current	Potential
71	78



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Dunham Court, Hartford
Approximate Gross Internal Area
Main House = 2447 Sq Ft/227 Sq M
Garage = 348 Sq Ft/32 Sq M
Sun Terrace external area = 120 Sq Ft/11 Sq M
Total = 2795 Sq Ft/259 Sq M



5 Dunham Court
Hartford
Cheshire
CW8 2EX



£825,000

This elegant double fronted property is perfectly positioned in an exclusive gated development of only seven properties. On entering the property you are greeted by a spacious and welcoming central hallway which leads to all principal rooms and also a useful under stairs storage cupboard, a wide staircase leads to the first floor and galleried landing. To the right of the hallway is the lounge which is positioned with a bay window overlooking the front aspect and has a cosy central gas fire. The second generous reception room is currently used for both formal dining and music room with a bay window enjoying views to the front. At the end of the hallway the 'L' shaped family dining kitchen extends across the rear of the property and has windows and patio doors that provide views of the rear garden whilst flooding the room with natural light. The kitchen area is well appointed with a range of fitted units providing a variety of storage options, perfectly complemented by sparkling black granite worktops. Integrated appliances include, two eye level double ovens, glass gas hob, dishwasher and freezer with space for a freestanding refrigerator. The dining area provides space for a good size family dining table and is perfectly positioned for entertaining too as it leads into a charming open plan sitting room that enjoys the best views in the house, with patio doors leading out on the paved terrace and rear garden. A utility room and separate cloakroom/w.c complete the downstairs space.

The first floor of the property offers luxury in every corner with two sumptuous bedroom suites, the master has storage in abundance with two fitted wardrobes and additional bespoke cabinetry in the en suite bathroom which also boasts both a free standing bathtub and walk-in shower. The second suite also offers fitted wardrobes and has an en suite shower room with walk-in shower. To the rear of the first floor is a good size third bedroom currently used as a study as it enjoys delightful views, perfect for working from home. There is also access out onto a perfectly positioned sun terrace, providing a tranquil place to enjoy the last of the sun and watch the birds and wildlife in the open fields beyond. The second floor offers flexibility and could be used as separate accommodation as it provides two spacious rooms with charming, vaulted ceilings and dormer windows and a separate bathroom. Both spacious bedrooms are stylishly

appointed with bespoke cabinetry offering a range of storage options.

Leading outside, the gardens charm you with a selection of places to sit and enjoy the south facing aspect; entertain on the extensive paved terrace or enjoy the privacy whilst lounging on the always perfect, artificial lawn beside the delightful water features. An additional area to the side of the property provides the perfect place to enjoy a cosy late evening beside a fire pit. A gate to the rear leads out onto the field, ideal for additional play space or dog walking.

Arriving at the property through electric gates, this handsome three storey property can be found in the secluded corner of this small development, with an extensive driveway providing parking for several cars and leading to a detached double garage.

Property Information

- Tenure: Freehold
- Services: All mains services
- Service Charge: £200 Annually
- Heating: Gas
- Council Tax Band: G
- Broadband: Yes
- Mobile Signal: Yes
- Parking: Driveway & Garage
- Rights or Restrictions: No

