

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.

For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.



208 Chester Road, Hartford

Approximate Gross Internal Area:

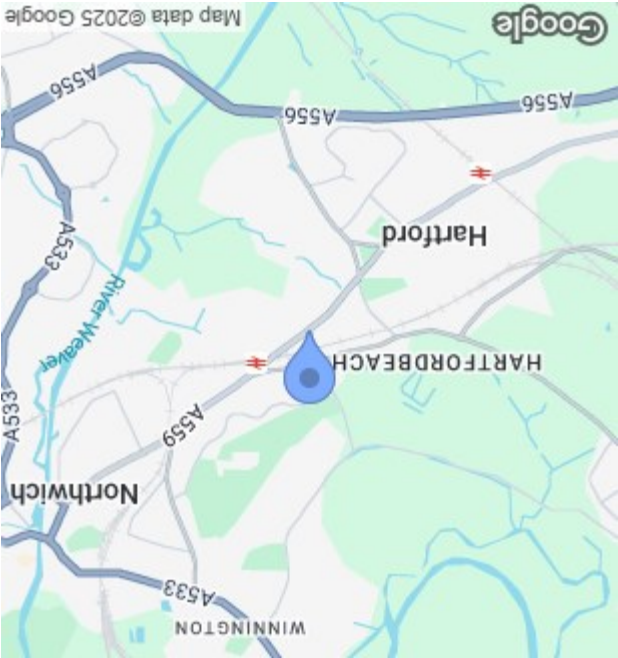
1336 sq.ft 125 sq.m



JL LORD & CO
MATCHING PROPERTIES TO PROPERTY

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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC	Current	Potential
	63	81
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



208 Chester Road
Hartford
Cheshire
CW8 1LG



Asking Price
£475,000

208 Chester Road, Hartford, Cheshire, CW8 1LG

On the edges of Hartford village within easy reach of favoured schools and a mainline station, a bay fronted façade paints a picture-perfect introduction to the charm and character that has been sensitively retained throughout. Step inside and you'll find an immaculately styled and extended three storey layout designed with modern life in mind.

With crisp white picture rails and window shutters lending a classic contrast to decadently dark heritage hues, an outstanding lounge is filled with light from its bay windows and has the homely focal point of a wood burner nestled in the fireplace. The chequerboard tiling of the hearth adds further personality while magnificent Crittall style doors open into an adjoining dining room where the warming timber tones of a superb herringbone floor run underfoot. Its excellent dimensions have their own fireplace and hallway access and continue seamlessly into an inspired family room and kitchen that combine to generate a brilliantly voluminous feel with their high vaulted ceiling. An expanse of bi-fold doors carry garden views through to the lounge and allow the prodigious terracing outside to become an easy flowing extension of the house. Adding to the streamlined feel, the sleek clean lines of the kitchen's handleless cabinets house a notable selection of integrated appliances. Beneath contemporary caged pendants a broad island with bar stool seating gives both unity and delineation to the open plan arrangement and a duo of high skylights ensures natural light filters in at every opportunity. A matching utility cupboard keeps laundry appliances hidden from view and a stylish ground floor cloakroom is tucked away and avoids encroaching on the floor space or aesthetic.

Explore upstairs and you'll find a trio of beautiful bedrooms providing an ideal measure of accommodation, each of them large double rooms which continue the impeccable sense of style that makes this characterful period house such a cohesive home.

Sitting exclusively on the top floor an enviable main bedroom conjures a sublime sanctuary with Shaker doors opening to reveal a wealth of storage that makes a clever use of space. A wide skylight within the high slope of the ceiling lets you stargaze at night and a stunning en suite pair the geometric patterns of its tiled floor with a glass framed walk-in shower with illuminated alcove shelving. The waterfall head of the shower perfectly picks out the brass of the wall-mounted washbasin's exposed framework and considered finishing touches.

On the first floor a generous double aspect landing is light and airy giving you room to breathe and unwind. Echoing one another, each of the two additional bedrooms has its own wrought iron fireplace and fitted Shaker wardrobes. One has subtle rose blush hues while the other has refined patterns and more of those first-class window shutters. Together they share an exemplary family bathroom with a deluxe marble veined tiled setting. A sleek folding Crittall style screen frames an inset bath with an overhead rainfall shower and a ceramic countertop basin sits beneath a mirrored cabinet giving a final demonstration of the attention to detail and consistency in design that makes it so effortlessly easy to fall in love with this Hartford house.

Outside to the front a considerable private driveway stretches down to the house providing off-road parking to several vehicles and plenty of distance from the world passing by. At the rear, the bi-fold doors pull back letting the family room sit in harmony with a prodigious decked terrace that adds a heavenly space for al fresco entertaining. Its broad steps take you down to the low maintenance greenery of a faux lawn where children can play while you recline in the summer sun. Slatted fencing wraps-around providing privacy, a statuesque tree reaches upwards and large paving leads to a fantastic, detached timber-built garden room that's currently used as a fabulous fully powered home office.

