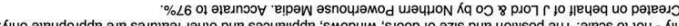
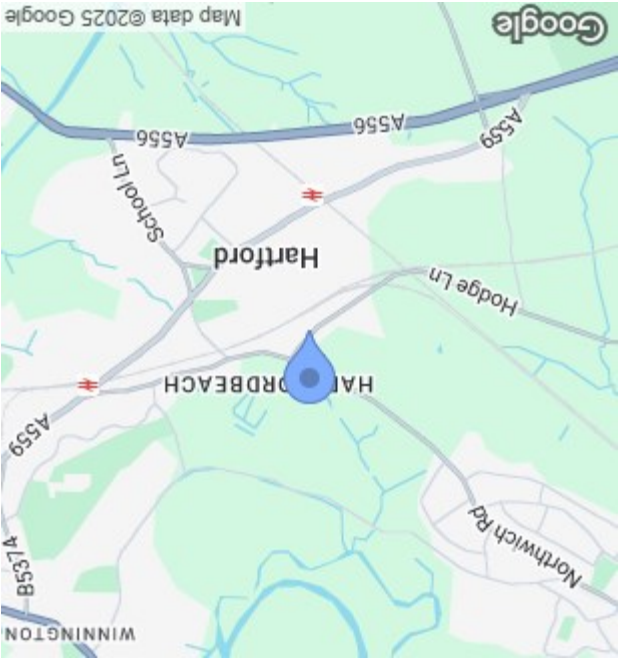
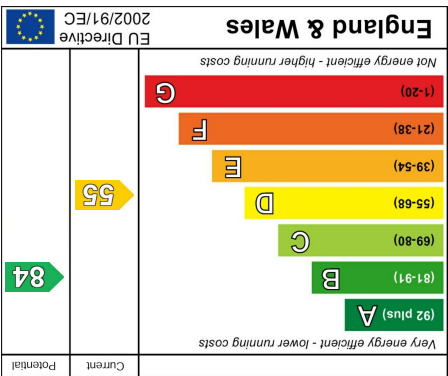
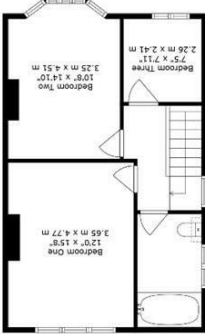


Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



**Approximate Gross Internal Area:**

1314 sq.ft 122 sq.m



25 Hodge Lane  
Hartford  
Cheshire  
CW8 3AG



£460,000



Arched soldier lintels frame glazed double doors to an enclosed entrance porch that subtly adds to the level of privacy. Inside, the leaded detailing of the original entrance hints at the charm and character waiting for you within.

Sympathetically extended and opened up, the layout of the ground floor gives you room to breathe whilst remaining hugely respectful of the history and heritage of the architecture. The rich tones of a herringbone floor run underfoot in an impressively arranged hallway that gives a first glimpse of the discerningly chosen colours that flow throughout. Filled with leafy views from its wide bay windows, a simply stunning lounge achieves the fine balance of being both stylish and sophisticated. Gorgeous sage green panelling creates a refined accent wall and vintage bird patterned wallpaper adorns wide chimney breast alcoves. A multi fuel burner nestles in a fireplace finished with split faced slate and a timber mantel brings out the warming tones of a further herringbone floor. Explore further and to the rear you'll find a magnificent kitchen and dining area where anthracite framed bi-fold doors pull back to allow the open plan space to sit in harmony with the patio outside. Exemplary in each and every aspect, this considered space is bathed in sunlight from a generous sky lantern. Dark green Shaker cabinetry is paired with copper handles and solid wood countertops, and a range cooker is placed within the chimney breast lined with Moroccan star tiles that continue cohesively above the main work surface. A matching central island with wrap-around bar stool seating has the eternal charm of a butler sink and beneath your feet the pared-back aesthetic of a stone tiled floor flows down across the dining and seating area to the bi-fold doors complementing the paving of the patio. A ground floor cloakroom is ideal for guests and cleverly delineated the rear of the hallway provides a discreet yet stylish place for laundry appliances.

With natural light filtering down from above, the rose blush walls of the hallway and staircase reach seamlessly up to the crisp white picture rails of the first-floor landing with its trio of fluted glass pendants. With treetop views and a colour scheme of soft muted greys, an immaculate main bedroom sits peacefully to the rear generating a hugely calm and restful feel. To the front a sage green chimney breast adds a pop of colour to a second double bedroom with bay windows that provide the perfect spot for a desk. The third bedroom features a monochrome wall of Dalmatian dots, with its own dedicated access from the hallway. Arranged in a classic white tile setting, the modern family bathroom has a clean uncluttered feel with an L-shaped bath that has an overhead shower and the subtle encaustic patterns of its floor.

Outside, the tranquillity of a prodigious rear garden stretches out before you producing an outstanding amount of outdoor space in which to relax and entertain. A landscaped patio engenders an extension of the kitchen and dining area making it enticingly easy to enjoy al fresco dining or an afternoon siesta. To its side a detached brick-built garden room and adjoining studio create an enviable work/life balance. Fully powered, double glazed and with an exposed beam beneath a vaulted ceiling the main area opens onto the patio via French doors that fill it with sunlight. Bordered by the evergreen foliage of brilliantly high hedgerows, a magnificently sized lawn extends out before you with a central circular seating space and established planting that gives delineation to the immense amount of space on offer. Take a stroll past ample room for a children's play area and to the rear you'll find a selection of raised timber framed vegetable beds and a modern greenhouse set to a backdrop of statuesque trees that lend a picturesque finishing touch. At the front of the house further evergreen hedgerows encompass a considerable gravel driveway with private off-road parking for numerous vehicles.

