



SYCAMORE LODGE

SANDIWAY PARK – HARTFORD





INTRODUCING



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Prestigious, luxurious and set within the exclusivity of a small bespoke development, Sycamore Lodge offers a stunning example of contemporary architecture. Opening onto beautifully planted gardens landscaped by an award winning designer, its magnificently curated interior is filled with sunlight from a striking expanse of floor to ceiling glazing.

Effortlessly balancing a tastefully understated pared-back aesthetic with superior detailing, everything from the Tom Dixon chandelier in the double height entrance hall to the solid oak floors, triple glazing and underfloor heating conjures an exemplary modern day home.

A HIDDEN MODERN MASTERPIECE

Tucked away from the world outside within a small development of only four other properties, Sycamore Lodge is utterly impeccable. A remote controlled contemporary gate sweeps open to reveal the minimalist lines of a facade that pairs the symmetry of mid-century modern architectural traits with the warming balance of feature timber cladding and a profusion of floor to ceiling glazing.

All around you the colour and greenery of immaculately landscaped gardens offer easy flowing extensions of a property that has been designed to be both sophisticated and irresistibly inviting.









LIGHT, SPACE & LUXURY

Instantly prompting a tremendous sense of light and space a double height central entrance hall is perfectly illuminated by the reflective pendants of a Tom Dixon chandelier and the sky lantern and picture window of the galleried landing above.

The herringbone pattern of a solid wood floor runs underfoot drawing you into a breathtaking open plan living space where south and east facing walls of glass open to give a fluid interplay with prodigious terracing.



CULINARY COUTURE

A bespoke Siematic kitchen is supremely well-appointed with a comprehensive suite of Miele appliances, from a sleek hob with integrated extractor fan and combination oven to a bank of eye-level ovens flanked by a trio of warming drawers, rounded off by a fully integrated dishwasher and spacious fridge-freezer.

Beneath notably chosen Floss lighting an extensive three metre island with copious bar stool seating is encased in Silestone and finishing touches such as a Quooker tap and illuminated mirrored glass have been deftly incorporated to the adjacent work surface.





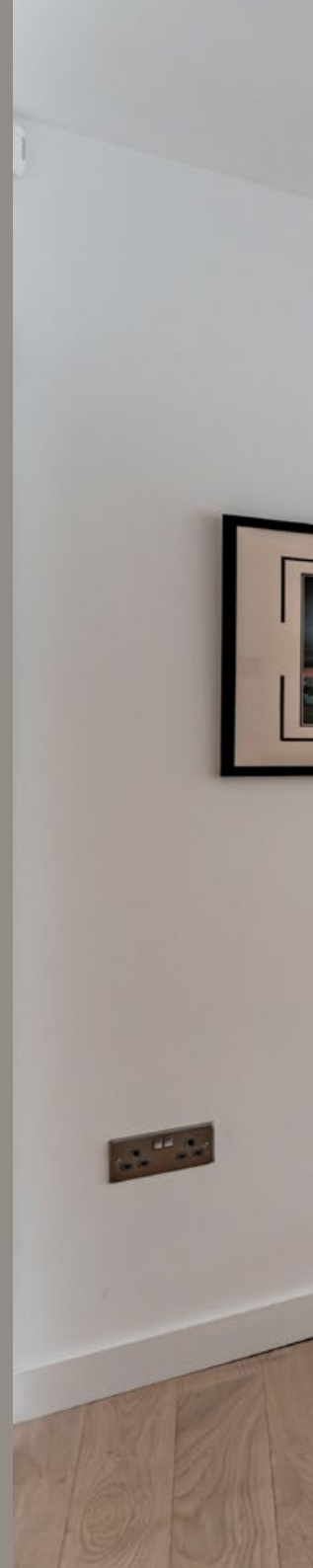




LOUNGE IN LUXURY

The spacious open plan arrangement flows seamlessly into versatile living and dining areas where the thoughtful inclusion of Bontempi shelving gives delineation to the space without compromising or encroaching on the aesthetic.

Remote controlled Silentgliss blinds and curtains sweep across the expansive glazing and the exceptional dimensions give you every excuse to entertain on a grand scale.









SNUG SANCTUARY

Producing perhaps a more intimate place to relax and spend time together an additional lounge is generously and admirably composed. Here the glow of a sleek glass fronted fire is inset into the chimney breast beneath a recessed TV alcove while double aspect sliding doors connect you on one side to the open plan living space via the shade of a Markilux electric canopy that stretches out over the terracing.



PRACTICAL & VERSATILE LIVING SPACE

Adaptable to your needs as an office, gym, study or snug, an additional ground floor room offers options and ease of access for multi-generational households and is fitted with the clean lines of a fitted desk area with ample shelving and cupboard storage.

With its own direct access to the gardens a considerable fully fitted utility room has dedicated spaces in which to house two washing machines and a separate tumble dryer. Its Silestone countertops match those of the kitchen and a wine cooler plus additional Miele fridge freezer are the finer details that make life a little easier. A ground floor cloakroom is on hand for guests.

The detailing and intoxicating feel of light and space is echoed upstairs where a galleried landing unfolds onto a succession of four outstanding double bedrooms all with their own floor to ceiling glazing.

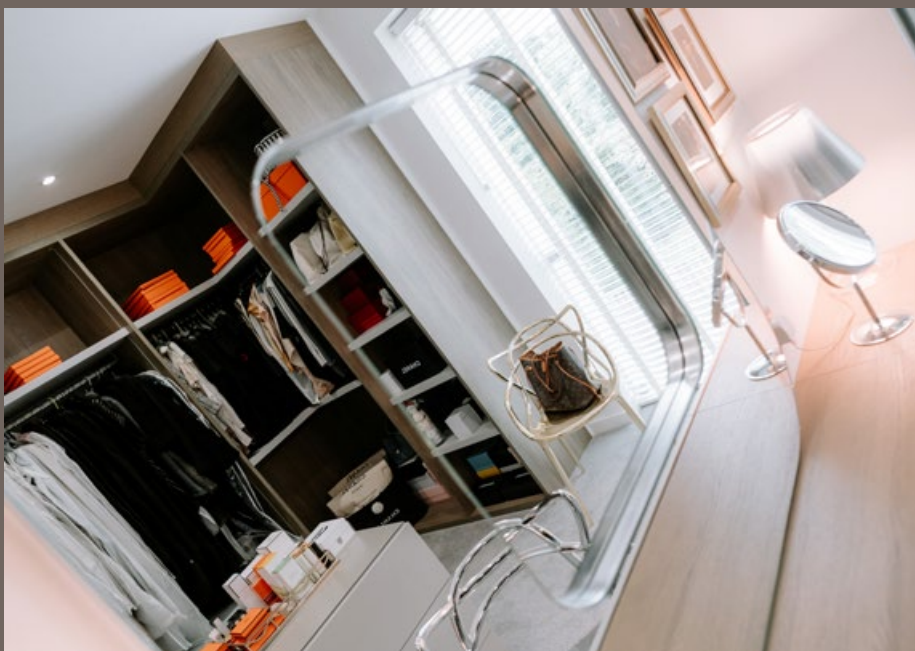






PREMIUM PRINCIPAL RETREAT

Occupying its own wing of the house, an enviable principal suite prompts a hugely restful and calming air. A Floss light hangs in front of the plush grey hues of a bespoke fitted headboard, behind which cleverly integrated, bespoke built floor to ceiling storage is concealed and softly illuminated from within.



DRESS TO IMPRESS

A glass door opens into a superb dressing room. Formerly the fourth bedroom, and now styled with illuminated floor to ceiling Pianca open wardrobes, shelving, a dressing table and central display, the refined dressing room still gives you the option of having a fourth first floor bedroom if needed.



YOUR DAILY RETREAT

Start and end each day in spa-like serenity. From the sculptural freestanding bath with Axor bath filler to the walk-in waterfall shower and softly illuminated Duravit mirror, every element has been chosen to elevate your routine. A sleek Duravit double basin with integrated vanity unit offers both function and finesse, stylish chrome towel warmers, additional Duravit storage, and marble-inspired finishes add a sense of calm, curated luxury.

From restful nights to unhurried mornings, this private suite delivers a complete lifestyle experience—one that's as practical as it is indulgent.









REST, RECUPERATE & REVITALISE

Each of the additional two double bedrooms is fitted with wall mounted, floating Pianca storage of its own. Whilst one has an en suite shower room that has a walk-in waterfall shower, the other sits next to a family bathroom that matches the deluxe appointment of the principal en suite with a further freestanding egg shell bath and waterfall shower.

It's good to note that each of the accomplished en suites, bathroom and cloakroom are all arranged in marble tile setting, have illuminated mirrors and Duravit suites.





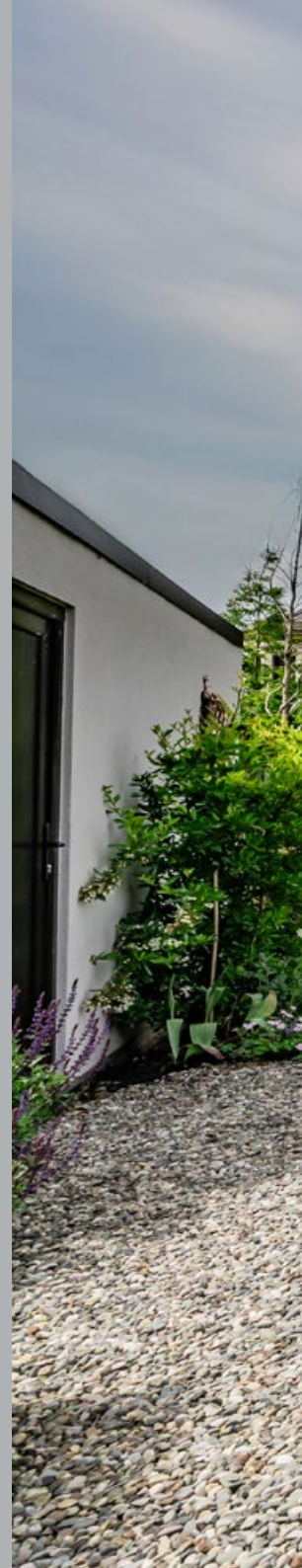
EFFORTLESS ENTERTAINING

Engendering a coveted sense of tranquillity and privacy, the gardens of Sycamore Lodge transport you away from the hubbub of a busy day, giving you room to breathe, relax and unwind. Landscaped by an award winning garden designer, they complement the consummate design of the house itself.

Capacious terracing produces a choice of idyllic spots for al fresco dining and an electric Markilux canopy supplies shade from the summer sun when needed.

Raised tiers are framed by beautifully planted beds filled with a cornucopia of colour and foliage and the lush greenery of established lawns have manicured stripes.

Notable wood panelled fencing encompasses the plot blending seamlessly into the design while to the front of the property a substantial brick paved driveway is accessed via contemporary electric gates with fob/remote control entry. It combines with detached garaging to give an abundance of private secure off-road parking.



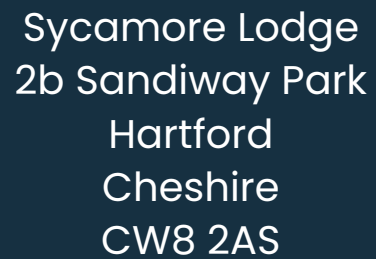












Ground Floor:
2268 sq. ft 211 m²

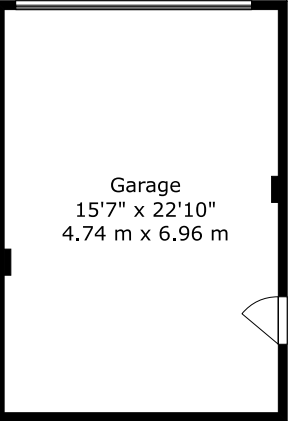
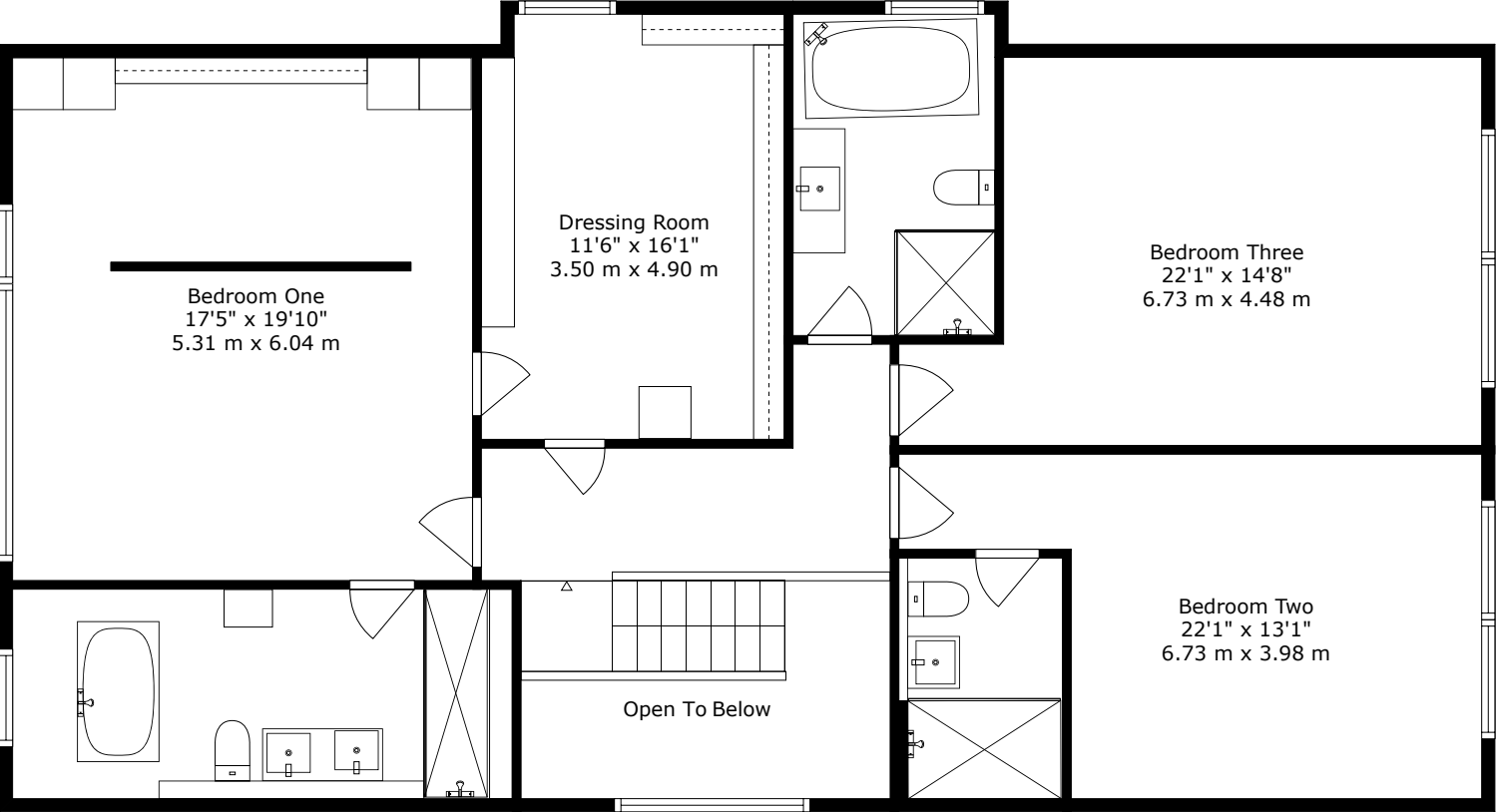
First Floor:
1515 sq. ft 141 m²

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
The position & size of doors, windows, appliances
and other features are approximate only.

This floor plan illustrates a 2-bedroom apartment with a total area of 1,000 sq. ft. The layout includes a central lounge, a dining area, a living area, a kitchen, a utility room, a gym/study, and two bedrooms. The kitchen is equipped with a cooktop, oven, and refrigerator. The utility room features a washer/dryer area. The gym/study is a large space suitable for exercise or work. The two bedrooms provide comfortable sleeping quarters. The apartment also includes a central heating system and a balcony.

Room	Dimensions (ft)	Dimensions (m)
Living Area	18'11" x 15'6"	5.76 m x 4.72 m
Dining Area	18'11" x 14'3"	5.77 m x 4.34 m
Kitchen	14'1" x 19'5"	4.30 m x 5.92 m
Utility	11'9" x 11'11"	3.58 m x 3.62 m
Gym / Study	10'2" x 23'10"	3.10 m x 7.26 m
Lounge	20'3" x 18'9"	6.17 m x 5.72 m

FIRST FLOOR



Not actual position of garage.

	Current	Potential
(92+) A		
(81-91) B	84 B	88 B
(69-80) C		
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		





SYCAMORE LODGE

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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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