

# 4 Quaintways

Hartford



Stuart  
Rushton  
& COMPANY



Extending to just over 3,100 square feet, a handsome double fronted six bedroom, four bathroom detached family house occupying a prime position on an exclusive development of just five houses, backing directly onto fields, and situated within walking distance of the highly desirable village of Hartford.

Extending to just over 3,100 square feet, No 4 Quaintways is a substantial six bedroom, four bathroom detached family house, occupying a superb position within a small and highly desirable development of only five properties, positioned around an attractive block paved cul-de-sac in a convenient location on the edge of Hartford village. The property sits in charming landscaped grounds and offers excellent off road parking, including a secure gated driveway which in turn leads to a double detached garage. At the front of the house is an attractive and secluded walled courtyard centred around a fountain. The South facing rear garden enjoys a high degree of privacy and wonderful open views directly backing on to fields, and is laid mostly to lawn, enclosed by a combination of panelled fences, tall mature hedges and a wealth of planting, including a number of mature trees.

Hartford is one of Cheshire's most popular villages, offering a superb range of amenities and first class education including the renowned 'The Grange' Independent School. 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 easily accessible.



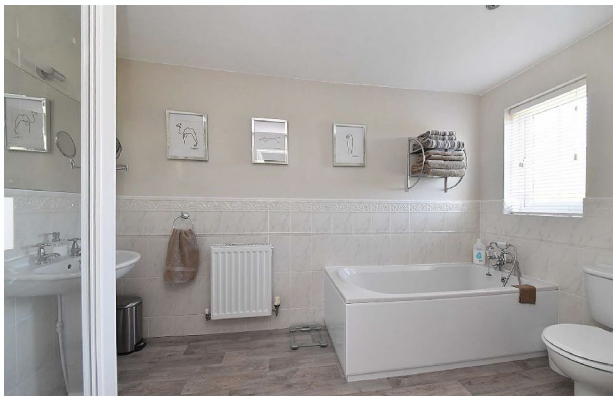




Inside the house, on the ground floor, there are four reception rooms, a large breakfast kitchen, utility room and cloakroom/WC. Off the generous central entrance hall is an attractive sitting room, enjoying a pleasant aspect over the front courtyard, a generous study and a very spacious dining room, with an attractive box bay window and door to the rear garden. Off the dining room is a further family room/snug with French doors to the patio and rear garden.

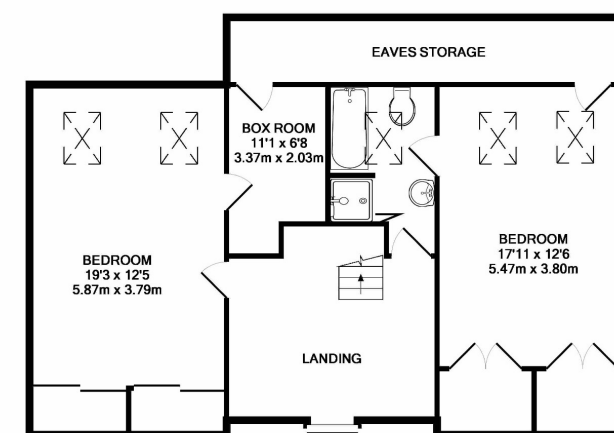
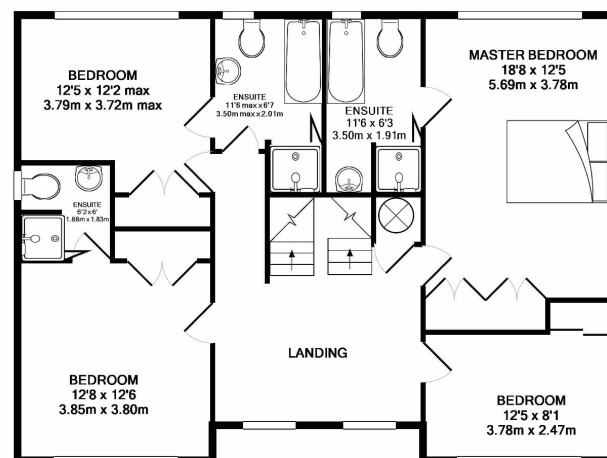
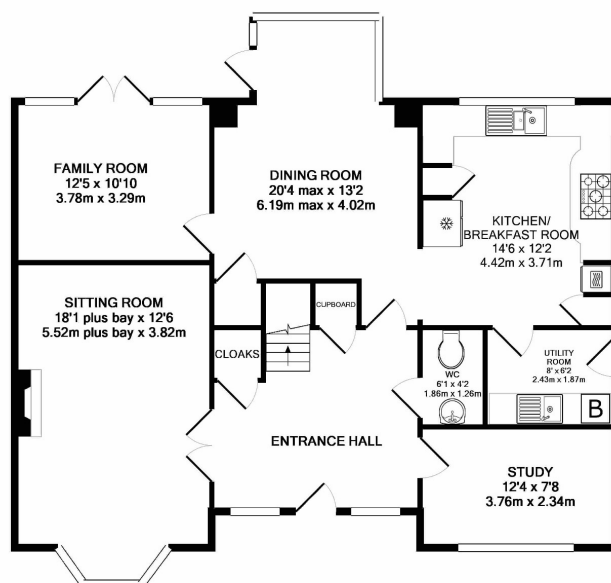
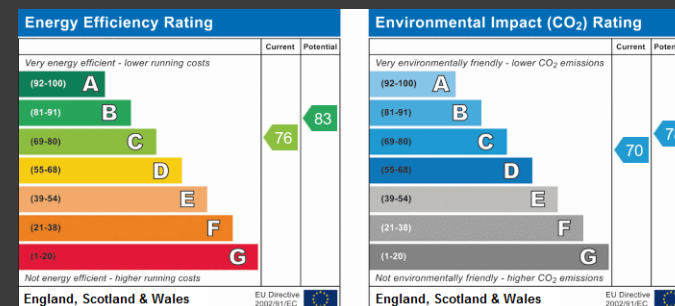
From the entrance hall, a turning flight staircase leads to the master bedroom and three further double bedrooms, on the first floor. Three out of the four bedrooms have ensuite facilities, with one enjoying 'Jack and Jill' access to the family bathroom. All four bedrooms have built in wardrobes.

On the second floor there are two further large double bedrooms, one with a walk-in store room and wall-to-wall cupboards and the other with built in wardrobes and an ensuite bathroom which can also be accessed from the ample landing.



# 4 Quaintways Hartford Cheshire CW8 1GA

Price: Offers in the region of £700,000  
Tenure: Freehold  
Local Authl: Cheshire West & Chester



TOTAL APPROX. FLOOR AREA 3102 SQ.FT. (288.2 SQ.M.)

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.

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01565 757000

35 King Street Knutsford Cheshire WA16 6DW

[www.srushton.co.uk](http://www.srushton.co.uk)

[enquiries@srushton.co.uk](mailto:enquiries@srushton.co.uk)

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