

# Ashfield



252 London Road, Northwich





Epitomising the elegance, balance, proportion and grandeur of the 1920s, Ashfield, No. 252, London Road delivers light-filled family living with character and grace, in the heart of Northwich.

Dating back a century, Ashfield was built by the Pimblott brothers, owners of a boatyard on the Weaver Navigation, who built tug boats for allied forces during the second world war.







## History and Character

Traces of this fascinating history can be seen in the brick-built bunker in the garden, one of a collection of original features this home celebrates to this day. Inside, original bell pushes, telephone points, fireplaces and oak panelling remain in situ, evocative of a bygone era.

Standing proudly, set back above London Road, a quiet thoroughfare with a 20mph speed limit encouraging commuters to travel along the nearby bypass, Ashfield, unseen from below, is an oasis of tranquillity.

*“Turn off the road and pull up along the rear driveway and you could be anywhere.”*

Purchased in 2007 as a spacious family home, the current owners have landscaped the large garden, added new, secure electric gates and made numerous upgrades within, all the while, retaining the character and comfort of the home's Edwardian origins.

With access from the front and rear, there is ample parking on the driveway for up to nine cars. What was originally an integral garage has now been converted to provide versatile and potentially independent living accommodation with its own front door, ideal for those with large families.







## Welcome Home

Approached along a gravel footpath, bordered by lawn edged in neat topiary planting, the arched front doorway entreats ahead. The Minton tiled porch is the perfect place for coats and boots, before passing through the stained-glass inner doorway into the entrance hall.

Broad and bright, herringbone flooring extends underfoot with high ceilings embellished by chandelier lighting above. The spacious, balanced proportions of this home are tangible immediately.

On the right, the impressive original staircase makes its way up to the first-floor landing, whilst to the left, discover the formal dining room.







## Wine and Dine

Throughout the home, a considered palette of lighter shades from Farrow and Ball and Frenchic are typically Edwardian, adding an airy spaciousness, mingling with deeper, Regency shades for a sense of subtle sophistication. The latter is evidenced in the dining room, harmonising rich, clean shades of Rectory Red, creating a welcoming ambience.

Centre stage is the stunning original fireplace, with inset mirror and bow window with stained-glass leaded lites, looking out over the peaceful and private grounds. A sociable room with warmth and heart, it is ideal for family gatherings and special occasions.

*“It’s very private at the front, the trees create a sense of separation.”*

Across the entrance hall, the downstairs WC is quarry tiled underfoot, continuing in the traditional motif of the home, whilst to the left of the dining room, arrive at the main living room.







## Light-Filled Living

With space for all the family, the living room stretches out, concluding in a turreted set of French doors that open out to the large lawn in typical Edwardian fashion, connecting the indoors with the out, just perfect in the summertime.

In winter, cosy up on the sofa in front of the living flame fire, nestled within its original surround.



Across the hall, slate flooring replaces wood in the family dining kitchen, where an array of solid wood cabinets and drawers provide abundant storage for all the culinary essentials. Awash with light, courtesy of traditional 1920s large windows, the kitchen is the heart of the home.

Emanating warmth, the log-burning stove sits within the original surround for the Range which would have once heated the home before the advent of electricity, with built-in cupboard and drawer storage in the alcoves to either side.

Sociable and spacious, gather with the family and share stories of the day's adventures around the dinner table.

*"It's one of those homes that soaks people up. There is so much space to socialise, yet you can still have your own space – everyone can find somewhere to be."*







## Practical Places

Leading off from the kitchen, another element to the home opens up to the rear. Incorporating what was formerly the garage, with its own private access from outside, arrive first at a large room ideal as an office or gym.

From here, robust loft ladders lead up to a versatile room which could serve as a recording studio, gaming room or bedroom.

Beyond, there is a fantastic hobby room, which leads to a utility room, with plumbing for a washer and dryer.







## And so to Bed...

Returning to the entrance hall, pause a moment in the window seat beside the stairs to admire the peaceful and private view out over the front garden, before continuing up to the first-floor landing. Wood panelling accompanies repolished timber flooring on the first floor, where light streams in through the elegant oriel window overlooking the front lawn.

Also with pretty views over the front through its bountiful bay window is bedroom two. A spacious bedroom with a serene feel courtesy of its softly toned décor, bedroom two is located across from a handy shower room, beautifully converted from what was once the luggage room.

*“You get all the owls, squirrels and bats in the large fir tree opposite. It’s wonderful for wildlife.”*

Sharing a Jack ‘n’ Jill bathroom, bedroom three, dressed in soothing neutral décor and with ample room for a double bed and other furnishings, looks out over the garden to the rear. Refreshing blue tones adorn the bathroom, furnished with WC, bath and vanity unit storage beneath the wash basin.

Emerge into bedroom four, a light-filled bedroom looking out towards the front garden and featuring a beautiful original fireplace and built-in wardrobes.



Sanctuary awaits in the master bedroom, where the large bay window provides picturesque views out over the 100-year-old copper beech tree in the rear garden. The original fireplace instils such character and ambience, with storage in the built-in wardrobes. Capaciously sized, there is so much space for a super-king-size bed, alongside wardrobes and more. This room feels sequestered from the rest of the bedrooms at Ashfield.

Refreshment awaits in the ensuite, furnished with a traditional slipper bath and separate shower alongside WC and wash basin.





## English Country Garden

Wrapped up in gardens to the front and rear, Ashfield offers a sense of seclusion from the wider world. Particularly private and peaceful in summertime, the garden takes on the feel of a parkland setting, sheltered beneath boughs bursting in buds and leaves.

*“Once the trees are green it’s so peaceful, you can really breathe. You get a genuine sense of being detached from the wider world.”*

Lovingly landscaped and restored to its former glory, the garden’s crowning glory is the hundred-year-old copper beech tree to the rear, to the front, the garden stretches down to meet a copse of trees, providing a buffer between the home and London Road.

Enjoy a badminton knockabout on the lawn, explore the antiquity of the air raid shelter, watch the roses bloom and the birch hedge along the boundary mark the passing of the seasons as it changes from bud to a downy green before turning a crisp copper in autumn.







## Out and About

High up on London Road, hidden by trees, Ashfield takes on an air of seclusion, with fantastic country walks close by. From the back gate, you can walk down to the Weaver Navigation within five minutes' or wander up and down to the historic Hartford Blue Bridge. You can even cycle along the river to Winsford.

Not far from home, there are a host of welcoming gastro pubs to discover including The Bull's Head and The Hayhurst Arms.

With a range of supermarkets close by, including Waitrose, Tesco Express, Sainsbury's, Lidl and Aldi, you can pick up everything from oranges to oysters when it comes to the weekly shop.

Northwich is a thriving town, regularly named in the Sunday Times' list of 'best places to live in the UK' on account of its 'vibrant culture' and 'glorious countryside'. With its range of cafes and coffee shops, why not call in for brunch at Abda – Coffee, Cake, Culture, for a Raspberry Mocha Toast or Earthy Beet and Houmous Toast?

Families are ideally situated, close to a plethora of highly rated primary, secondary and independent schools, including Leftwich Community Primary School, Sir John Deane's Sixth Form College, Cransley School and The Grange School.

For international travel, both Liverpool and Manchester airports are accessible in around 35 and 30 minutes respectively whilst for commuting across the North West and beyond, road and rail links are second to none, with Crewe Station roughly 30 minutes' drive from home with links to London, and Hartford Station a mere five minutes' drive from home. The M6 and M56 are also within easy reach.

A versatile home ready to accommodate children with hobbies, musicians and more, Ashfield, London Road, a home with character and comfort, set on a spacious plot, is a place where families can grow.

*"It's a place to pull up the drawbridge – stretch out and have space to enjoy family living."*

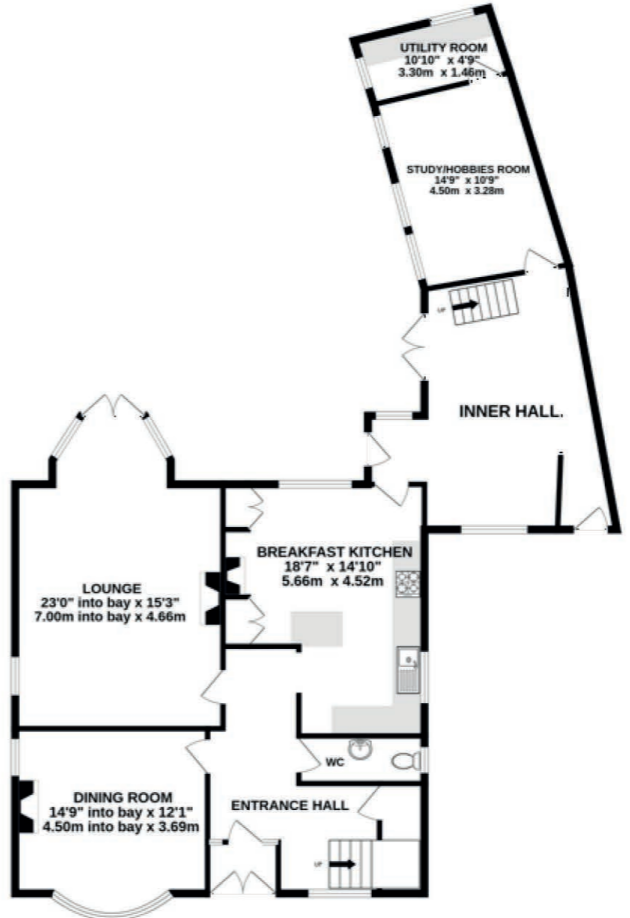
\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. \*\*



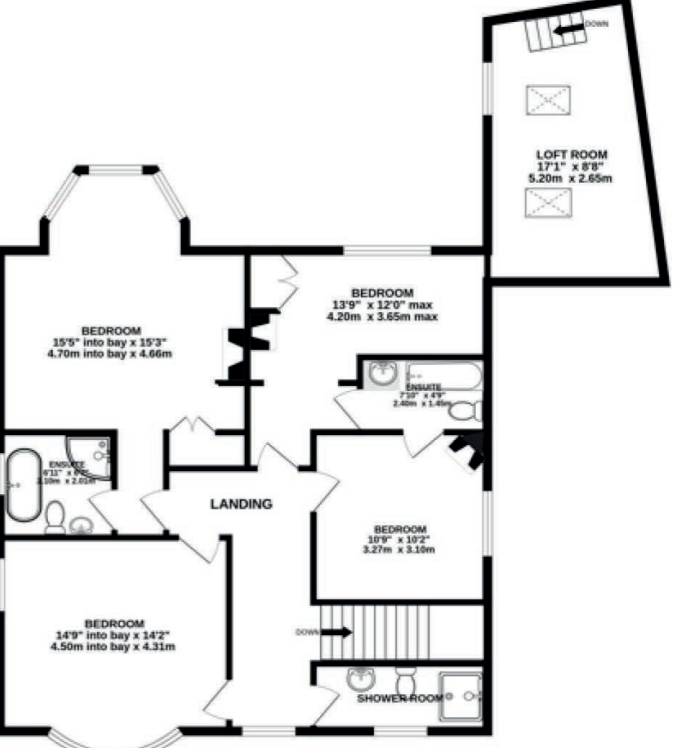




**GROUND FLOOR**  
1390 sq.ft. (129.1 sq.m.) approx.



**1ST FLOOR**  
1106 sq.ft. (102.7 sq.m.) approx.



**TOTAL FLOOR AREA: 2496 sq.ft. (231.8 sq.m.) approx.**

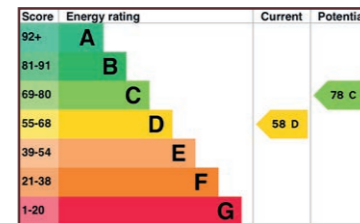
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.



# Specifications

- A light-filled family home full of original 1920's features
- c. 2,500 square feet of internal living space
- c. 1/3 acre plot
- Hidden from view yet close to local amenities
- Large electric gated parking area to the rear
- Short walk to the River Weaver and Sir John Dean's College
- Excellent nearby transport links

See Ian's  
Video  
Tour



Unable to locate the property?  
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# Ask the Owners

Where do you go when you need...



Groceries?

Tesco Express in Kingsmead or  
Morrisons Daily on Clifton Drive



A walk?

The River Weaver or Whitegate Way



A bite to eat?

Altrincham Market or one of the  
many eateries in Knutsford



A day out with the family?

Delamere Forest or Tatton Park



A local pub?

The Bulls Head in Davenham



School?

Cransley School, The Grange  
School or Sir John Deane's Sixth  
Form College





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