



338 CHESTER ROAD

HARTFORD



In the heart of Hartford, experience the warmth and character of a handsome, period home combined with the convenience of open plan, contemporary living, at No.338, Chester Road.

Tucked behind a sheltered screen of mature hedging to the front, pull up along the driveway, where parking is available both on the gravelled area to the front, bordered by formal planting for an aesthetically appealing approach, and in the detached garage to the rear.

A much-loved home with a legacy of longstanding owners, No. 338, Chester Road is a home that rarely graces the market, making its appeal all the more captivating.

A WARM WELCOME



Make your way indoors, through a characterful lollypop red, traditional-style door to the side, where light streams into the entrance hall via the attractive stained-glass windows.

Inside, the character of the home has been respectfully retained, with original doors hinting at the home's 1900s origins, balanced by the addition of new, cast-iron old-school style radiators. A period home with an open plan, contemporary flow, No. 338, Chester Road offers the best of both worlds.

Ahead, make your way to the right, into the open and airy lounge.



Opened up by the current owners to merge two rooms into one large, family space, light pours in through the two large bay windows to the front.

Naturally zoned, the lounge is a room of two halves, allowing you to pause in the window seat with a book as the log-burning stove emits toasty warmth from within its hearth to one side, as the children relax and play or watch television to the other side of the room.

Neutral heritage tones complement the original picture rails, whilst modern shutters to the windows create a clean, clutter free feel.





FEAST YOUR EYES



The heart of the home, continue through into the impressive, open plan kitchen-diner family room. Emanating timeless appeal in its chic design, cook up a feast for family and friends in the high spec Martin Moore bespoke kitchen, with Belfast sink, and Rangemaster cooker nestled within an inglenook.

Gleaming granite worktops offer plenty of preparation space, whilst the room opens up sociably to the dining area beyond, perfect for dinner parties and family dining alike.

A bespoke wooden divide and series of three steps zones the kitchen-diner from the lower sitting room. Warmed by underfloor heating and with large, sliding doors opening out to the paved terrace beyond, this area of the home is wonderful for socialising and entertaining - indoors and out.

"We wanted to install as much glass at the bottom as we could - it offers unbroken views and brings in the light."

Returning up to the main kitchen, sneak a peek through an opening on the left, into the cosy study, a delightful room, private enough to enable you to work from home whilst still feeling a part of family life.

Also off the kitchen lies a handy utility room, with access out to the garden and also through into the garage.



"It's a home with flexible family living space, you can relax in comfort in the main lounge, and socialise in the downstairs lounge by the kitchen where it feels like you're outside."





Next door, and also overlooking the front, lies bedroom two, another contemporary room dressed in calming hues, effortlessly fresh modern décor with original features such as the handsome cast iron fireplace.



At the end of the landing, relax and unwind in the family bathroom, fitted with a large bath with overhead shower, wash basin, storage cabinets and WC.



Retracing your steps to the split landing, make your way across to discover two further bedrooms.



Returning through the archway back into the main entrance hall, take the stairs up to the first floor, where the landing splits to the left and right.

Turning right, a traditional door opens to a storage cupboard, whilst next door awaits the main bedroom.



Stepping down into bedroom three, a double bedroom currently housing a single bed, views greet you out over the garden.

Next door, currently serving as a playroom is a good size single bedroom, ideal as a nursery.



Brimming in light, soothing, earthy tones help to enhance the traditional picture rails and other features, whilst keeping up with modern standards. A spacious room, with views through shuttered windows out to the front, refresh and revive in the recently renovated, boutique-hotel chic ensuite, furnished with large, walk-in shower, wash basin and WC.

Offering exciting opportunities to further enhance this fantastic family home, above the landing, discover a fully converted attic room, fully plastered and furnished with electricity, cupboards, radiators and sockets and switches.



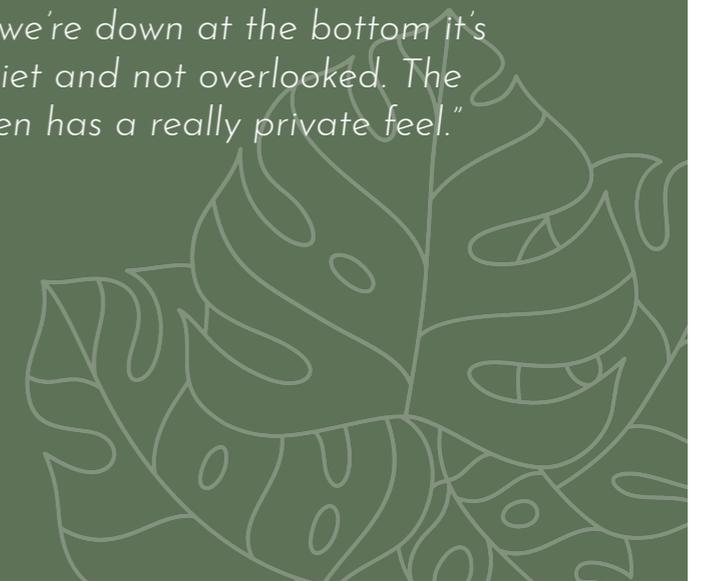


OUTDOOR OASIS

Outside, the patio runs out from the lower sitting room, the ideal entertaining terrace, with canopy cover in the height of the summertime. From here, relax and unwind whilst looking out to the garden, where the children have ample space to play.

A mature garden, with well stocked, established borders brimming with a multitude of planting, enjoy a consistent show of colour and texture throughout the seasons. Beyond the established play areas and lawns are pockets of seating, with a distinctive porcelain patio looking out onto the fields at the rear.

When we're down at the bottom it's so quiet and not overlooked. The garden has a really private feel."



OUT AND ABOUT

Step out and about into the close-knit community of Hartford, where the thriving high street continues to evolve. Within walking distance of the home are a selection of independent local shops, including a fabulous deli, whose ice cream cart creates a buzz around the village, particularly in the summer months.

Pick up cards and presents at the local gift shop, and your larder essentials from the handy Co-op. You can dine out without leaving the village, with Hartford home to popular bistro restaurants, Chime and The Hart of Hartford.

Perfect for families, Hartford is home to a host of fantastic local schools, including St Nicholas Catholic Secondary School, a range of primary schools, and, of course, celebrated independent school The Grange.

With an array of local gastro pubs available in the surrounding villages, Delamere Forest and its myriad of walks and cycle routes is less than ten minutes' drive from the door.

Rural, but not remote, Hartford offers great access out and about, with the M6 transport hub reachable in around 14 minutes.

With not one, but two local railway stations, including Hartford Station with its connections to London via Crewe, you can access wider cities such as Chester, Liverpool and Manchester with ease.

"I can catch a train at 7:15 and be in a meeting in London for 9:30, it's an easy commute."

With its open plan spaces, community village location, great garden, and close proximity to excellent schools, No. 338 Chester Road naturally lends itself to serving as the consummate family home.

A bespoke home, designed to provide a spacious soothing environment in which to thrive, No. 338 Chester Road is a home that allows you to enjoy family life in a rural setting, just a stone's throw from nature, lovely walks and schools, all the while conveniently based for access around the country for work and leisure.

** 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. **

ASK THE OWNERS

Where do you go when you need...



A WALK?

We enjoy a walk around Sandiway and Delamere Forest



A BITE TO EAT?

The Fishpool Inn in Delamere



GROCERIES?

Co-op in Hartford



A DAY OUT WITH THE FAMILY?

Liverpool - easily accessible by train in 30 minutes



A LOCAL PUB?

The Coachman in Hartford



SCHOOL?

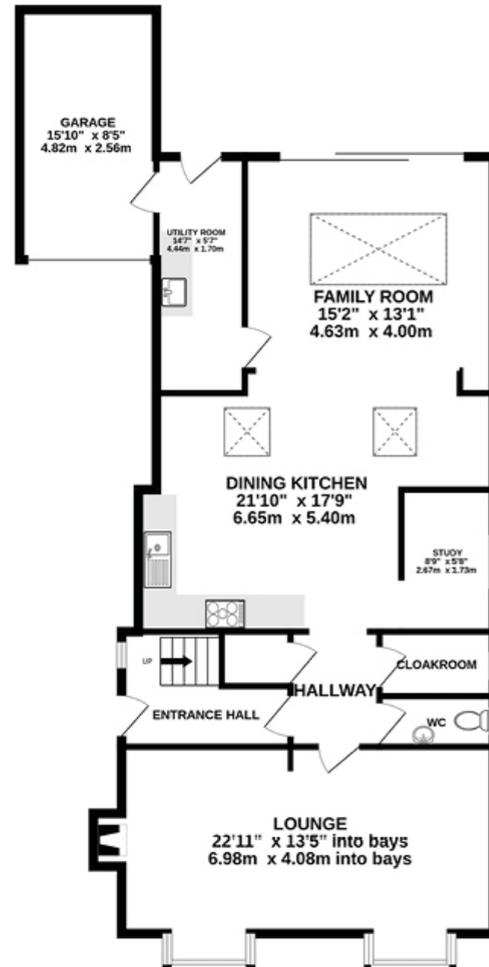
Hartford Primary School



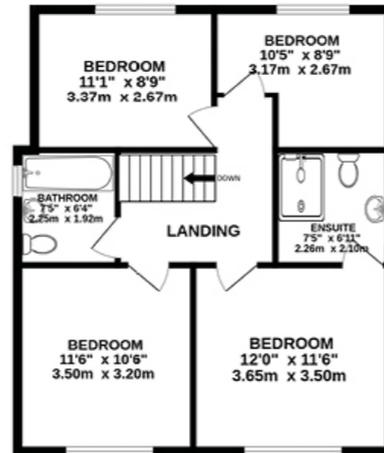
SPECIFICATIONS

- Handsome, period home in the heart of Hartford
- Respectfully retained character throughout, hinting at its 1900s origins
- Open-plan contemporary flow
- Unbroken rural views and lots of natural light
- 4 bedrooms, 2 bathrooms
- Minutes' walk from the thriving High Street of Hartford
- Excellent amenities and commuter/transport links

GROUND FLOOR
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1809 sq.ft. (168.0 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.

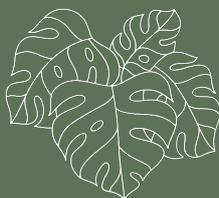
SEE PHIL'S VIDEO TOUR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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338 CHESTER ROAD

Hartford
CW8 2AQ



hello@storeysofcheshire.co.uk | 01606 339922