

HEYES PARK

HARTFORD



SAFE AND SOUND

Architecturally unique, with a location that simply cannot be surpassed, space, light and privacy all await at No. 1, Heyes Park, in the heart of Hartford. One of an exclusive selection of homes, No. 1, Heyes Park is a cherished home, making its first foray onto the market in its almost 50-year history.

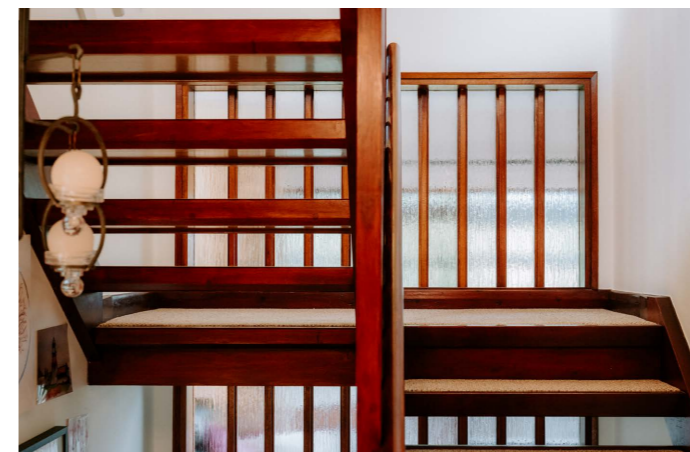
Cleverly oriented, No. 1, Heyes Park enjoys a private, secluded feel, yet is by no means isolated. Pull onto the block paved driveway, where parking is available for two or three cars alongside a double garage.

Garden wraps itself around the home, bringing a buffer of greenery that adds to the sense of separation, while a sheltered portico precedes the main front door, which opens into the spacious entrance hallway.

WELCOME HOME

A taste of the size and scope of the rooms that await, the entrance hall serves almost as a destination in itself. Carpeted and comforting, rooms open up from different angles.

To the left, peep through to the accessible, ground floor shower room, with cream tiling underfoot, and a warm terracotta shade to the upper walls that, paired with the fresh white beneath, lends a Mediterranean feel to this modern room. Furnished with shower, wash basin and WC, there is also a white, heated towel radiator.

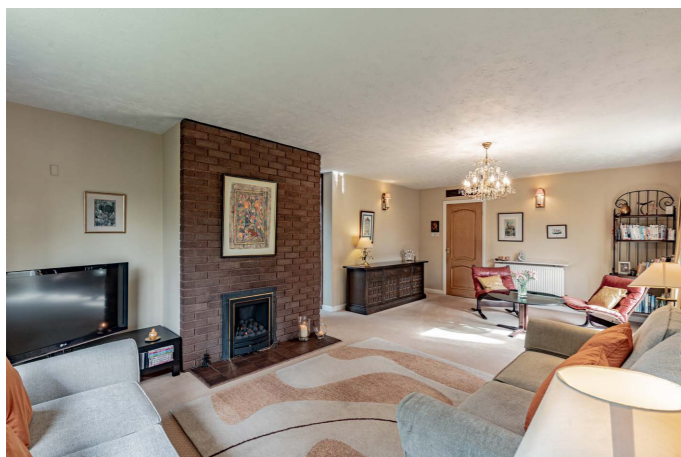




AWASH WITH LIGHT

Next door, make your way through to the light filled main lounge. Carpeted underfoot, with natural, neutral shades to the walls, this room looks out over the garden and offers ample space for all the family. Formerly an open fire, there is currently a gas fire in situ within the redbrick chimney breast, adding warmth on winter evenings.

A home with an easy flow, make your way through from the lounge, along a short walkway that connects to both the conservatory on the left and the dining room directly ahead.



GARDEN VIEWS

With sunlight streaming in, the conservatory is a fabulous room for entertaining. Retaining a constant connection to the garden, whatever the weather, enjoy an afternoon cup of coffee and slice of cake, or use it as a main dining room. French doors open out to the patio terrace, perfect for alfresco dining.

Back in the dining room, there is ample space for extended family, with a hatch connecting one wall to the kitchen. The dining room is centrally situated in the home, connecting to the kitchen, conservatory and lounge, and also accessed off the main entrance hall.





COOK UP A FEAST

Returning to the entrance hall, peep through to the kitchen, where an alcove to one side naturally lends itself to accommodating a breakfast table. A home where light is a constant motif, a large picture window provides views out onto the garden.

Timeless cream cabinetry offers ample storage beneath the worktops, with appliances featured including a cooker, hob, and modern fridge. Opening up off the kitchen is a handy utility room, with plumbing for a washer dryer and a door that opens out to the garden.

On one side there is space for the recycling, whilst on the other side of the utility, a stable door opens to a private, sheltered patio, perfect for morning coffee, and fringed in mature shrubs and flowers, including a spectacular camelia, festooned in pink blossom during springtime.

VERSATILE SPACES

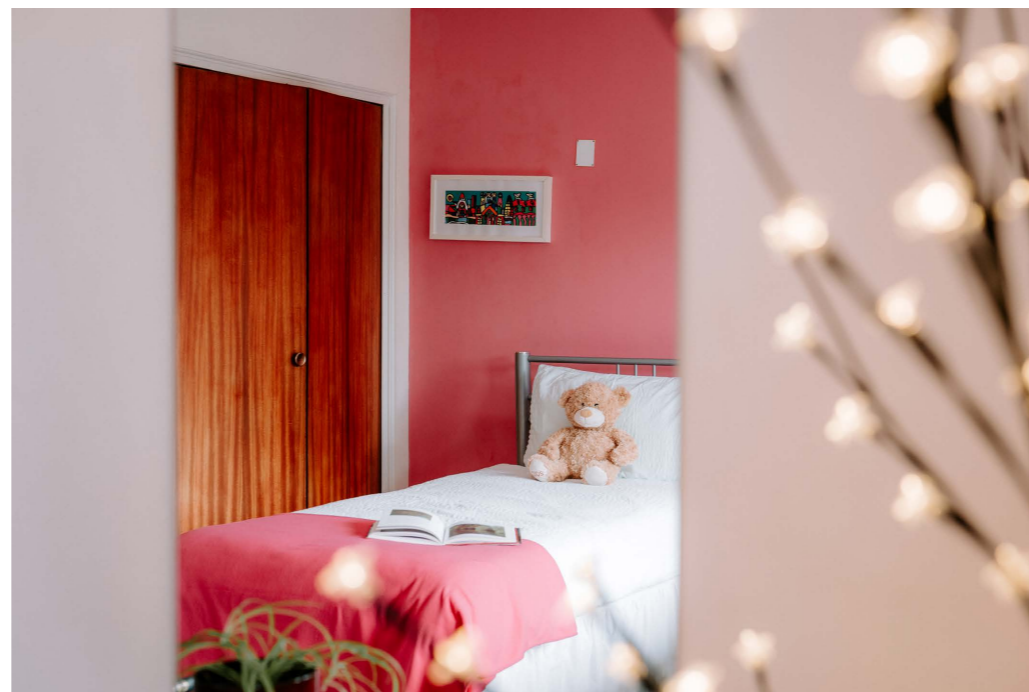
Formerly a study, from the entrance hall there is also access to a versatile reception room, currently configured as an accessible ground floor bedroom, highlighting the potential of this home for multigenerational living.

Light flows through the open tread of the half turn staircase, before arriving at the serene upstairs landing. Large, light and airy, this area is currently used as a study, with a window from where you can watch the world go by.

On the left, buttermilk tones decorate the walls of a large double bedroom, where wide windows offer views down over the garden and road. With two built-in wardrobes, there is ample storage.

Next door, with ocean blue walls and carpet underfoot, discover a second double bedroom, whilst next door with forest green walls and biscuit toned carpet, discover a third bedroom.





SWEET DREAMS

Rest and refresh in the main family bathroom off the landing, with pretty cream tiles to the walls, a bath with overhead shower, pedestal wash basin and WC.

Entering the main bedroom, a lobby area that could be ideal as a dressing area provides a sense of separation and privacy, leading first to the ensuite, with bath, wash basin and WC, before opening up into the main bedroom.

Here, a large picture window frames views out over the garden, drawing in an abundance of light. With ample space for a super-king-size bed, this bedroom also offers storage in the fitted wardrobes. Storage is in abundance at No. 1, Heyes Park, with an alcove above the staircase handy for storing spare bedding and even Christmas decorations.

A NATURAL APPROACH

Outside, garden hugs the home on three sides. Ideal for families, a large area of lawn is perfect for games with the children, with two patios offering room for relaxation, alfresco dining and soaking up the sunshine.

A garden with a natural feel that follows the seasons, the candyfloss pink petals of the camelia are replaced by the deep fuchsia haze of rhododendrons and azaleas and the purple carpet of bluebells in late spring.

Mature trees offer privacy, and beneath their boughs host a series of shade loving plants. To the side, the garden faces Heyes Park and follows a more formally maintained look.

Follow the sun as it moves around the home, with a sunny patio just outside the kitchen.

“I spend hours here as soon as it’s warm enough.”



OUT AND ABOUT

With all that you could need within easy reach, step outside and explore the delights on your doorstep.

“Everything I want is in the village.”

Pick up your essentials at the local Co-op, or sample the homemade bread, cakes and coffee at one of the thriving delicatessens, cafes and butchers.

Hartford is a thriving village, with a gift shop, hairdresser, butchers and barber shop, alongside three pubs, and a host of coffee shops and restaurants: all within 10-15 minutes' walk.

With a wide range of schools for all ages and preferences on the doorstep, families are spoiled for choice when it comes to primary, secondary, independent and post-16 educational options.

Walk around the village and get to know the familiar, friendly faces of your neighbours in this community driven village. With a local church and village hall, there are clubs and societies to join, with many activities including Tai Chi, tennis and golf taking place. There is even a Neighbourhood Watch Scheme and many other local clubs including walking groups, cycling, needlework and much more. Hartford also has a children's playgroup and large green behind the local shops.

Stroll to the church, around the village or continue down and along the River Weaver. Why not walk up to the nearby village of Blakemere for a coffee and cake, and a spot of shopping?

“All around Hartford there are walks. You can just stroll through the village, meet the dog walkers and chat.”

With easy access out and about to the nearby cities, Hartford is a fantastic central Cheshire village for commuters, with great road and rail links for travel to Manchester, Chester, Liverpool, the airports and beyond.

A wonderful home for a family of all ages, with the scope to configure the home to your needs, or for multigenerational living, No. 1, Heyes Park offers spacious, comfortable, private living in a home of timeless character and light and airy design.

** 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...



Groceries?

Co-op or The Stores
Delicatessen in Hartford



A walk?

Marshalls Arms leading to
the River Weaver



A bite to eat?

Hartford Hall, The Hart of
Hartford or Chime in Hartford



A local pub?

The Coachman or The Red Lion
in Hartford



A day out with the family?

A short train journey into Liverpool

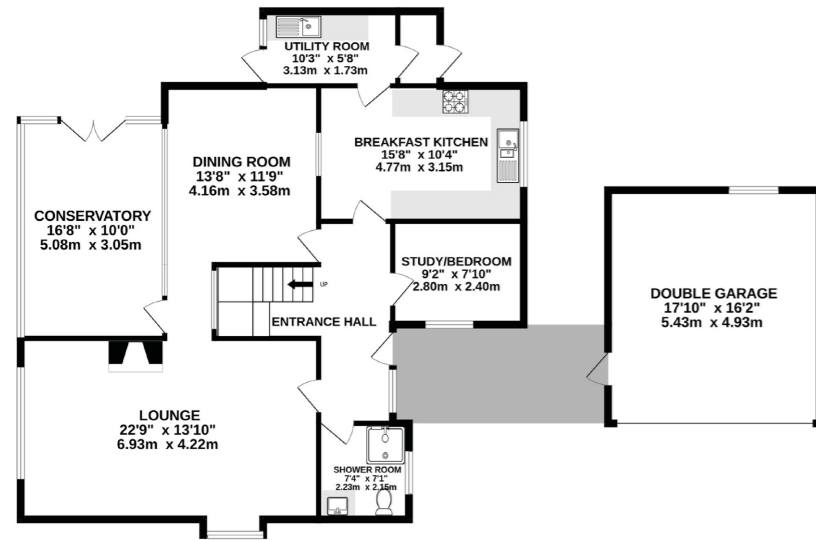


School?

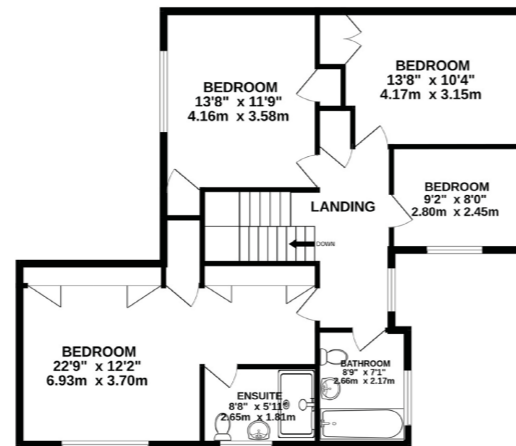
Hartford Primary and High
School, Hartford Manor Primary
School, The Grange or St Nicks
Catholic School



GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



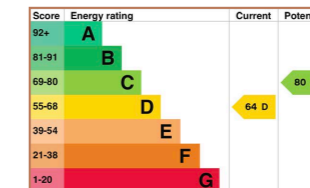
TOTAL FLOOR AREA: 2384 sq.ft. (221.5 sq.m.) approx.

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

- Desirable location in the village of Hartford
- 2384 square feet of internal living space
- Architecturally unique
- Spacious and light filled rooms throughout
- 4 double bedrooms, 2 bathrooms
- Private gardens
- Excellent transport and commuter links

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