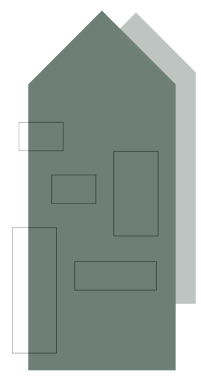


SANER HOUSE
HARTFORD



A LITTLE BIT OF HISTORY

Named after Colonel Saner, the revered engineer responsible for many impressive projects on the canal systems, Saner House sits on the location that once housed the Colonel's workshop.

“

As a one-off build, it is such a unique design; we loved the high vaulted ceilings and full-height glazed entrance as the sunlight floods into the property.



WELCOME

A unique property with a modern design and finished to an exceptionally high standard. Sitting within a substantial wrap-around garden with gated access and a gravel driveway.

"The underfloor heating is great because it is zoned for each room; there's nothing better than coming home on a chilly day and taking your shoes off and walking on the warm floor."



As you enter the driveway and park your car, you are met by the towering glazed entrance. Opening the door, the hallway is bathed in natural light as your eyes are drawn skywards to take in the impressive double-height entrance. Tiled flooring gently warmed by the underfloor heating is a welcome treat on a chilly day as you pop your shoes off at the door.



COSY IN FRONT OF THE FIRE

Oak doors open up to the living room. A sophisticated room with an air of calm as burning logs gently crackle in the cast iron log burner. Floor-to-ceiling French doors lead into the garden and fill the room with natural light and green views of the garden.



Moving through the ground floor, you will find a snug. A cosy area to enjoy a good book or watch tv. Again, there is a backdrop of garden views from the full-height sliding windows leading out to the garden, allowing the outside in. The tiled floor continues into the kitchen, the heart of the home.



HEART OF THE HOME

White units surround one side of this room, topped with quartz worktops. A central island separates the kitchen workspace from the dining area, which looks out of the French doors and into the garden. An abundance of natural light creates the perfect space for food preparation, and there is plenty of room for the family to enjoy a meal. The kitchen has an integrated fridge-freezer, dishwasher, double oven, and microwave. Everything that you could need, cleverly concealed. There is a separate utility room to house the washing machine and tumble dryer to keep the noisy appliances out of the room so that you don't have to try and hear each other over a full spin cycle.



"It is a great property for entertaining; we've had some fabulous family get-togethers here."

TIME FOR BED...

As the day ends and it's time to head off to bed, ascend the staircase to the galleried landing, where you will find 4 generous bedrooms. The master bedroom has a dressing area and en suite shower room - the perfect sanctuary of calm away from the hustle and bustle of family life.





There is another en suite bedroom which would be ideal for a guest room to give your guests a bit of privacy, or a teenager's bedroom so that there is no fight about them taking too long in the morning!

And then there are two further double bedrooms. Enough room for the whole family.



YOUR VERY OWN SPA...

The house bathroom is opulent and could have been taken directly from a luxury hotel suite. The free-standing oval bath takes centre stage with curved chrome taps hooking over the edge, preparing to fill to the brim with hot bubble-filled water so you can soak your cares away.



Dream



BRINGING THE OUTSIDE IN...

The garden wraps around the property with a luscious green lawn ready for children to play freely. High fencing provides security and extra privacy from neighbouring properties. This garden has seen many parties and family BBQs throughout the summer. It is a beautiful place to enjoy the sun's rays, and you can move around the property as the sun moves through the sky.

OUT AND ABOUT

When a property is located down a private drive, off the beaten path, away from the hustle and bustle, you may think it's miles away from anything. But Saner House is located in the heart of Hartford.

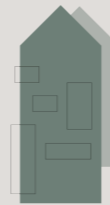
Enjoy walks through the woodland or along the River Weaver with the dog, or dine out in one of the two well-regarded restaurants within easy walking distance, Chime and The Hart of Hartford.

Pick up your milk, bread and essentials from the local Coop, and select your Sunday joint from the butcher. With fantastic transport links, leave the car at home and travel by rail into the city; Saner House is only two minutes' from local bus stops and two railway stations, providing direct connections to London and Liverpool in one direction and Manchester and Chester to the other direction.

Prestigious schools are just a short drive away and provide excellent education options for children of all ages.

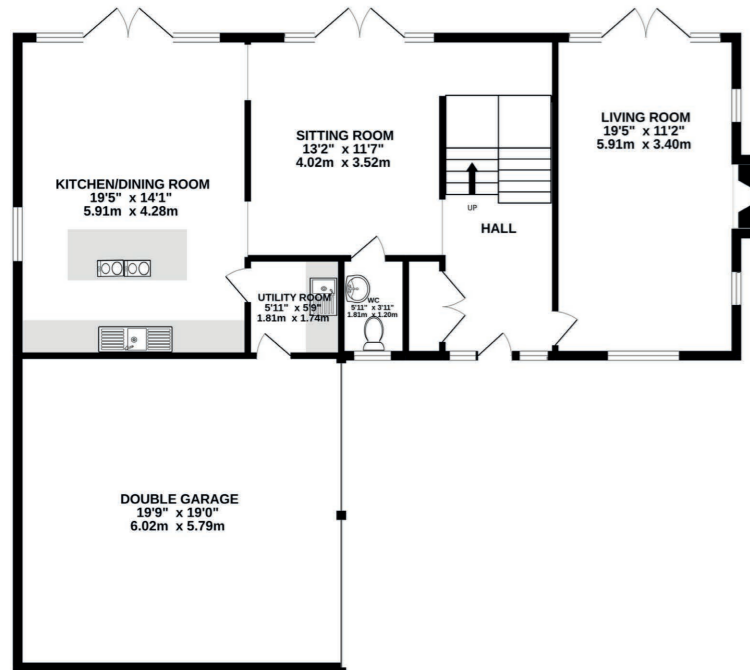
Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering.

SANER HOUSE
HARTFORD

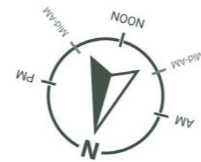
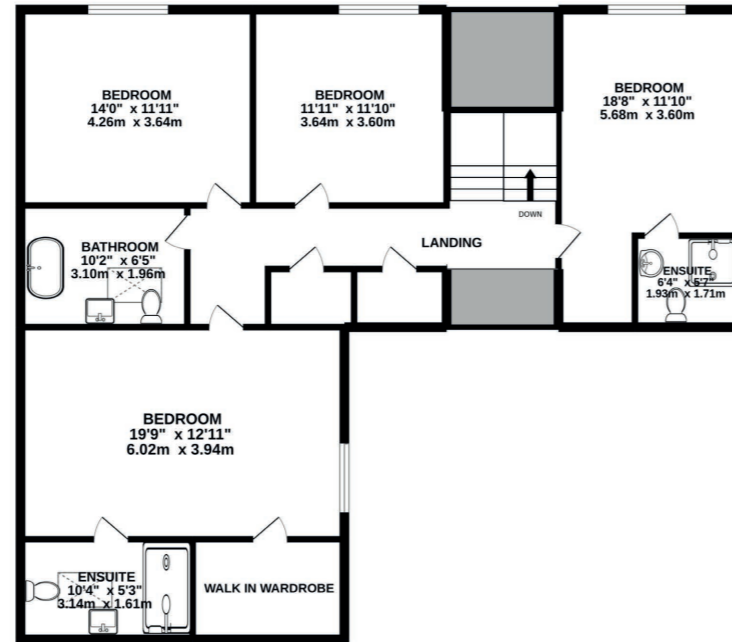


"We were initially drawn to this property because of the secluded location; it's so quiet."

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA: 2385 sq. ft. (221.6 sq.m.) approx.
Excluding Garage: 2007 sq.ft. (186.5 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.
©Haywoods Property Consultancy 2022.

SPECIFICATION LIST

- Over 2000 square feet of living space, plus double garage
- Four double bedrooms
- Contemporary family home
- Large plot
- Open plan living dining kitchen
- Four double bedrooms, including master bedroom suite

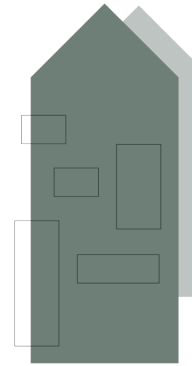
SEE IAN'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

SANER HOUSE

439a Chester Road
CW8 2AG



01606 339922 | hello@storeysofcheshire.co.uk