

Sandivay Cottage
HARTFORD

Sandivay Cottage is nestled behind a small community wooded area with a meadow of wildflowers in full bloom. Laid over three floors with generous proportions, this impressive property once belonged, in part, to the Sutton Estate. With five bedrooms and lots of living space, this property is ideal for modern family life.

Deep red Acer trees frame the front of the property, and Oak gates at the side open remotely, allowing you to park your vehicles safely behind them on a block-paved driveway that leads up to the garage doors.





Living spaces

Make your way through the front door into the spacious hallway, where newly fitted herringbone flooring stretches ahead, instantly imparting a sense of style and sophistication. This welcoming space sets the tone for the rest of the home, offering a blend of modern elegance and timeless charm.

To the left, the living room beckons with its real flame gas fireplace, the perfect centrepiece for cosy evenings. The bay window floods the room with natural light during the day, and as the sun sets, it transforms into a serene retreat where you can unwind with a good book or enjoy your favourite TV series. The elegant decor, featuring plush furnishings and tasteful accents, creates an atmosphere of refined comfort.

Opposite, the second reception room provides versatile functionality to suit your lifestyle. Currently serving as a home gym and snug area, it offers a tranquil space for yoga, workouts, or relaxation. With its adaptable design, this room can easily be converted into a study, providing a quiet nook for remote work, or a vibrant playroom for children.

Accessed directly from the hallway, you will find a practical utility area boasting ample storage space for coats, shoes, and household essentials, ensuring that clutter is kept out of sight. Equipped with plumbing for a washing machine, this room simplifies laundry tasks, making daily chores a breeze. The personnel door leading into the garage adds extra convenience.



The heart of the home

Make your way into the kitchen-dining room where style and functionality blend effortlessly. Pale grey Shaker-style wooden units offer a timeless charm, while modern appliances cater to all your culinary needs. There is a 5-burner gas hob with fitted double-oven, an integrated dishwasher and a full-height larder cupboard.

Designed for both cooking and connecting, there is ample space for a large dining table, where you can gather up to ten family members or friends for dinner parties or festive celebrations. The bay window area provides an additional charming touch, ideal for a small breakfast table or comfortable seating. It is the perfect spot to enjoy your morning coffee. French doors open seamlessly to the garden, creating an effortless flow between indoor and outdoor living - perfect for al fresco dining.

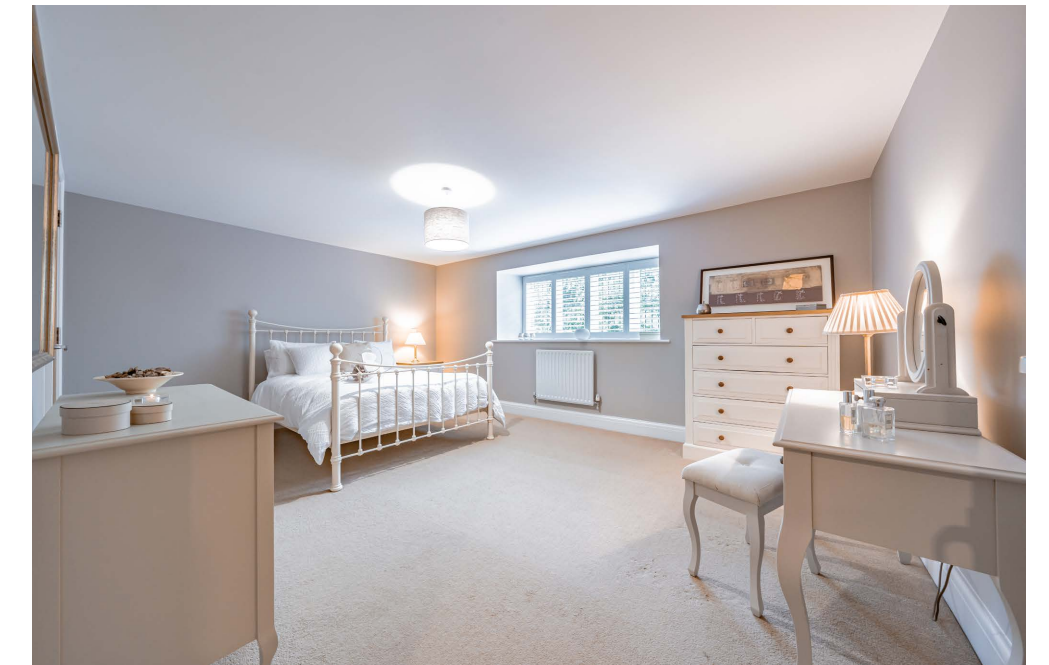
The kitchen-diner is a versatile space that has been thoughtfully crafted to enhance daily living, making this kitchen the true heart of the home.

Bedtime beckons

As you climb the stairs, you are greeted with a substantial landing filled with natural light. The master bedroom is an inviting retreat, featuring a large box-bay window adorned with white plantation blinds that offer leafy views of the garden. The room exudes comfort and elegance, providing the perfect haven to unwind.

The master bedroom is complemented by its own private ensuite, equipped with a shower, wash basin and WC, offering both convenience and luxury.

There are two additional good-sized bedrooms on this floor, each boasting their own private ensuite, perfect for hosting friends or family, providing them with a comfortable and self-contained retreat.





The most spectacular room on this floor is the media room. This second living area features a fully glazed vaulted ceiling, creating an atmospheric space that is flooded with natural light. This room's unique design offers endless possibilities: it could be transformed into an inspiring studio space, a cosy home cinema, home office or family room. The abundance of natural light makes it ideal for creative pursuits, while the expansive layout invites relaxation and entertainment.

Into the eaves

Ascend to the second floor where the spacious landing seamlessly integrates a cosy study area, perfect for quiet reading or working from home. This thoughtful design creates a functional yet inviting space that sets the tone for the rest of the floor. Featuring two further generously sized bedrooms, both boasting cleverly designed storage spaces tucked into the eaves, these rooms are ideal for older children or teens, offering them a sense of independence and privacy.

The large family bathroom is a sanctuary of relaxation, with a full-size shower and a separate bath, perfect for a long soak after a busy day. The design of the bathroom invites you to indulge in spa-like tranquillity, providing a perfect escape within the comfort of your home.



Garden oasis

The gardens surrounding the property offer a sense of tranquillity, with mature lawns and borders creating a serene and private retreat. The verdant greenery offers an ever-changing tapestry of colours and textures, providing a peaceful escape from the hustle and bustle of everyday life. Each corner of the garden offers a unique perspective, inviting you to explore and unwind in different settings.

“We often sit at the bottom of the garden until the sun sets in the evening.”

Out and about

Sandiway Cottage is located just off Chester Road on the outskirts of Hartford, where you can find many lovely independent shops and a co-op local store. The motorway system is easy to access, and Hartford train station is an 8-minute walk. With a changeover at Crewe, you could be in London in less than 2 hours, perfect if you need to commute for work. Manchester and Liverpool Airports are less than 30 minutes away for international travel.

There are many excellent schools in the area, including state and fee-paying options, to satisfy all ages and budgets. Weekend leisure facilities in the area include Cricket and the Recreation ground, or one of the many picturesque walking routes, finishing up at The Coachman's Inn or Hartford Hall for a nice lunch. You can also visit The Hollies, an award-winning Farm Shop with fantastic produce and a café in the area. If you drive a bit further, you could spend the day at the Famous Chester Zoo or Cheshire Oaks Retail Village, all within 15 miles of the property.

“Lunch at Hartford Hall is a fantastic way to spend a Sunday.”

Ask the owners

Where do you go when you need...



Groceries?

Co-op or The Stores Delicatessen,
Hartford



A walk?

Marshall's Arm Local Nature Reserve



A bite to eat?

DeFINE Food and Wine, Hartford



A day out with the family?

Liverpool, just 30 minutes away by train from
Hartford Train Station



A local pub?

The Coachman, Hartford



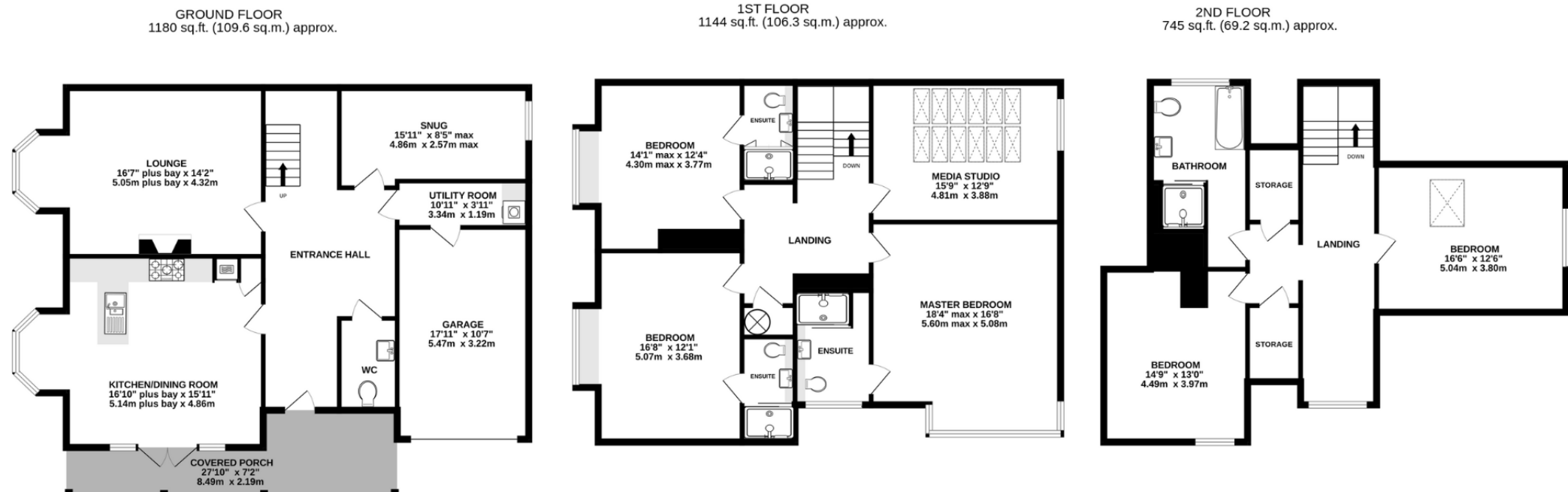
School?

Hartford Primary School, Hartford
CofE High School or The Grange



Specifications

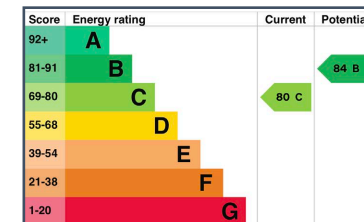
- Situated in the thriving village of Hartford
- 3069 square feet of internal living space
- Spacious and versatile living across three floors
- Open plan kitchen-dining room
- 5 bedrooms, 5 bathrooms
- Private gardens
- Conveniently placed to nearby amenities and transport links



TOTAL FLOOR AREA: 3069 sq.ft. (285.1 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



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