

6 HUNTERS LANE
HARTFORD



SERENE SETTING

Residing within the leafy fringes of Hartford, blending the best of rurality with convenient commuter links, contemporary comfort combines with country pleasures, at No. 6, Hunters Lane. Embracing the elegance of Georgian symmetry and sophistication, No. 6, Hunters Lane makes an impactful first impression, nestled on the edge of a central green.

Pull onto the private driveway, where there is comfortable parking for two cars alongside a single garage and make your way to the pilastered front door.

A WARM WELCOME



Comfort and warmth await in the neighbouring lounge, cosily carpeted underfoot and set before the glow of a gas fire encased in a wooden surround. With space for all the family, snuggle up on winter evenings, or, in summertime, step out through the bifolding doors to embrace the outdoors in the large garden, dotted with a variety of mature trees.



Step into the wide welcome of the entrance hall, tiled underfoot in Karndean and where a handy cloakroom with wash basin and WC can be found to the left.

Next door, wood-effect flooring flows underfoot in the light and bright home office, where fitted furniture provides work space and storage. Overlooking the green to the front through an almost full height window, work flexibly from home, in peace and privacy.



FUNCTIONALITY & FLAIR



Suffused in light, bifolding doors offer instant access out into the garden for relaxed Sunday mornings sipping coffee on the patio terrace in the warmth of the summer sunshine. Reconnect with the entrance hall via the dining room, where sunlight streams in through the large window overlooking the front, before ascending the stairs to the first-floor landing.



Directly ahead from the front door, step through into the kitchen; the heart of the home. A sociable room for all the family, thoughtfully reconfigured and designed by the current owners and bespoke built by Vale Royal Kitchens in Winsford, the U-shape central island and breakfast bar is simply designed for entertaining.

Energy efficient mood lighting features, alongside a collection of fitted appliances, designed to take the effort out of the culinary process. Cook up a feast for family and friends utilising the Neff induction hob, two Neff pyrolytic self-cleaning ovens (one a combi oven and microwave – network attached to work via Smart speaker for hands free on-off function), alongside a dishwasher and fridge freezer.





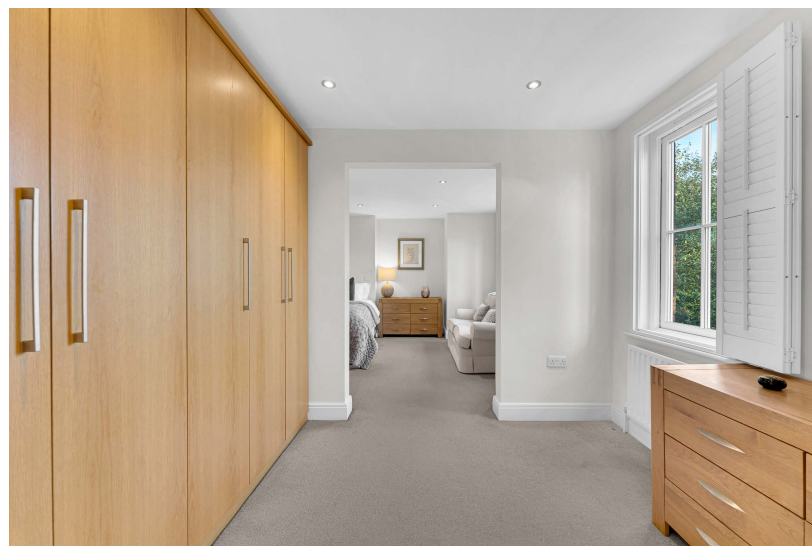


AND SO TO BED...

Turning right along the landing, discover the laundry room, plumbed for washing machine and dryer and offering storage space for iron and ironing board.

Continuing right, reach the first of the bountiful double bedrooms, carpeted underfoot and dressed in a soft, neutral palette in keeping with the décor throughout. A window within the sloping ceiling offers leafy vistas.

Returning along the landing, ahead from the stairs, make your way through into the master bedroom, where there is abundant space for a super king size bed and sofa, and where light streams in through a trio of windows in the main bedroom, dressing area (furnished with fitted wardrobes) and en suite. Relax and unwind with a soak in the warm waters of the bath, or soothe your senses in the separate shower. There is also a wash basin and WC.



LIGHT-FILLED BEDROOMS



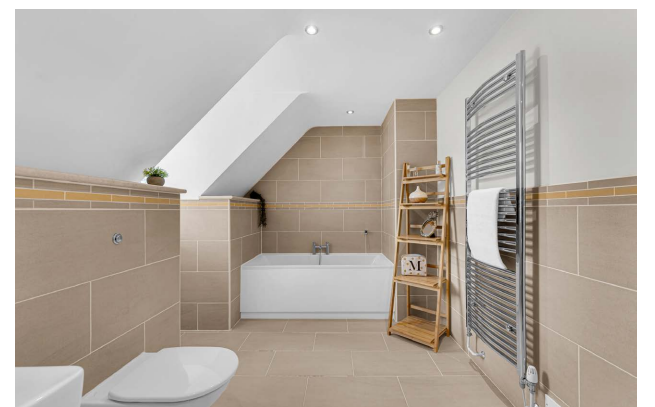
Back along the landing, light streams in through a large window overlooking the greenery to the front, stepping through into the third of the capacious double bedrooms. Sharing leafy views out over the front, this spacious bedroom again features fitted wardrobes, these installed by Sharps.

Opposite, refreshment awaits in the main family bathroom. Spacious, tiled to the walls and underfoot in earthy neutrals, relax and soothe your aches in the large bath with showerhead attachment, or freshen up in the separate shower. There is also a wash basin and WC.

Stairs ascend to the second-floor landing, where, to the right, a light-filled and peaceful bedroom awaits. Fitted wardrobes offer plenty of storage, as light enters through a window to the front, while double doors open to a large balcony running along the rear of the home.

A further capacious double bedroom, with wooden flooring, shares access to this broad balcony and its verdant views, both being served by a blissfully sized bathroom, again brimming with light from the large window.

Versatile rooms – and plenty of bathrooms – on each floor allow you to repurpose spaces in a manner that best serves your family's needs.





OUTDOOR LIVING

Outside, there is space to relax and unwind on the large patio outside the home, whilst beyond, the lawn stretches back – a playground for both children and pets – with fields continuing out beyond the fringe of mature lime trees for a true sense of country living.

*“It’s rare to find a home this new
with such mature trees.”*

Delight in the spectacular Cheshire sunrises and sunsets, from both garden and second floor balcony.



OUT & ABOUT

Tucked away on the fringes of Hartford, enjoy the peaceful quality of nature while being just a short stroll from the heart of the village. Scenic walks are abundant, with routes on your doorstep delivering you across fields and looping around a nearby former quarry, now transformed into a lush green space, and even further on into nearby Cuddington.

Families are well catered for when it comes to schooling, just a 20-minute walk to the highly regarded and independent Grange School, with a variety of other highly sought-after primary and secondary schools in the area.

For leisure activities, the Vale Royal Abbey Golf Course is close by for a round of golf, whilst for all your essentials, there is a range of local shops, cafés, and bars—including the popular Hart of Hartford and Chime.

Venture further afield, with theatre trips to Liverpool easily accessible via a quick train ride from Hartford Station, while Greenbank Station offers direct routes to both Manchester and Chester. Excellent motorway connections ensure commuting to Manchester or Birmingham is a breeze, making No. 6, Hunters Lane a fantastic location for both work and relaxation.

With its elegant design, spacious family

living, and serene setting, surrounded by greenery and attractive architecturally designed homes, No. 6, Hunters Lane offers the best of both worlds. Close to schools and commuter links, yet a world away from the hustle and bustle.

SPECIFICATIONS

Where do you go when you need...



GROCERIES?

The Stores Delicatessen or Co-op in the village



A WALK?

Over the fields to the rear of the property



A BITE TO EAT?

The Fishpool Inn, Delamere



A DAY OUT WITH THE FAMILY?

Chester, Liverpool or Manchester - easily accessible from Hartford or Greenbank train stations



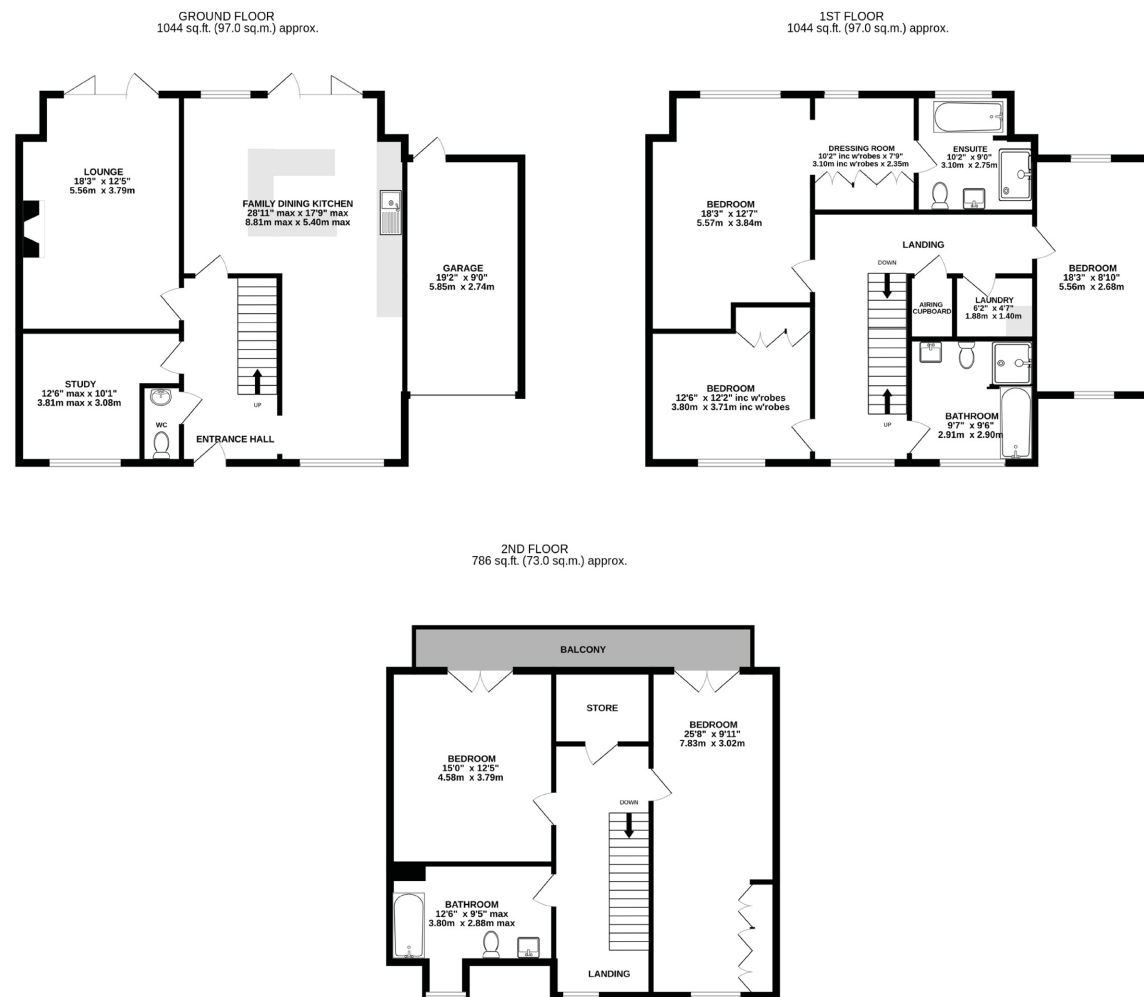
SCHOOL?

Hartford Primary School, Hartford CofE High School or The Grange



A LOCAL PUB?

The Coachman, just 10 minutes' walk away



TOTAL FLOOR AREA: 2874 sq.ft. (267.0 sq.m.) approx.

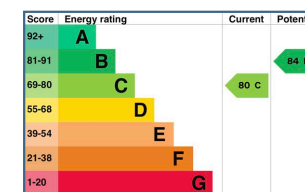
EXCLUDING GARAGE: 2701.2 sq.ft. (250.97 sq.m.) approx.

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

- Popular Hartford location
- End of cul-de-cac position
- 2701.2 square feet of internal living space
- Superb modern open-plan kitchen
- 5 bedrooms, 3 bathrooms
- Private garden
- Short walk from the thriving High Street of Hartford
- Excellent amenities and commuter/transport links
- Possible to purchase freehold

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TOUR



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HARTFORD

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