



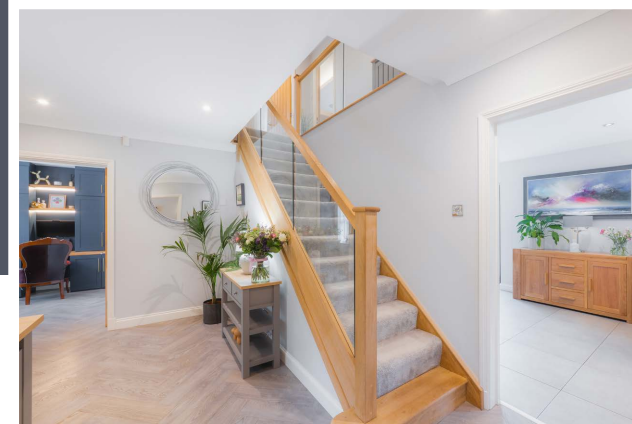
THREE HORNBEAM  
DRIVE



Nestled along a quiet private road in the sought-after village of Hartford, 3 Hornbeam Drive is a superbly presented detached family home designed for modern living. With its spacious interiors, stylish finishes, and well-considered layout, this home offers the perfect blend of elegance and practicality.



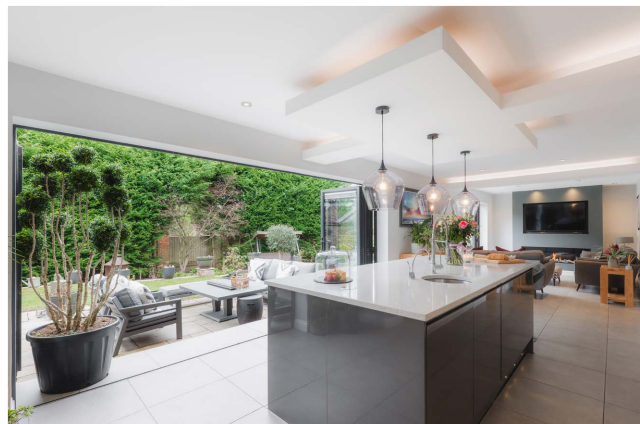
## A *beautifully* designed family home in *desirable* Hartford



Step inside the bright and airy entrance hall, where natural light streams through, setting the tone for the rest of this inviting home. From here, access flows seamlessly to the main living areas. The lounge is a warm and elegant space, featuring a charming bay window and feature fireplace – perfect for relaxing evenings. Across the hall, a separate study provides a quiet retreat, ideal for working from home with its bespoke storage or as a playroom.

---





## The *heart* of the home

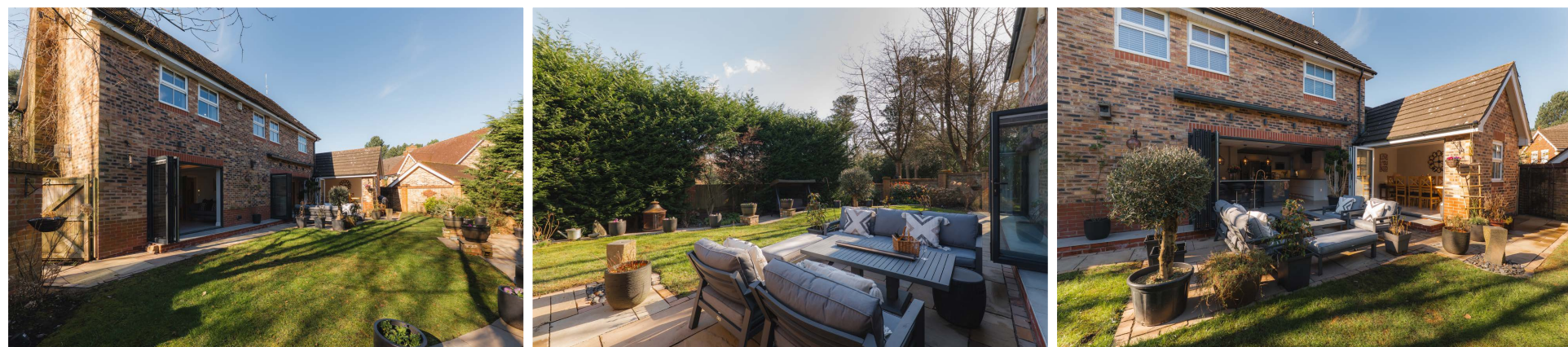
To the rear, the heart of the home awaits – a breathtaking open-plan breakfast family kitchen. This space has been thoughtfully designed with modern lifestyles in mind, offering high-end appliances, sleek cabinetry, and a central island for socialising. Large bi-fold doors open directly onto the garden, creating an effortless indoor-outdoor flow.

Adjacent to the kitchen, you will find the formal dining room which enjoys a lovely aspect over the garden, making it a wonderful setting for entertaining family and friends.





## A private outdoor *haven*



Stepping outside, the beautifully landscaped garden is designed for both relaxation and entertaining. A well-maintained lawn is bordered by mature planting, creating a peaceful and private setting. A spacious patio area provides the perfect spot for al fresco dining and summer barbecues, with the remote-controlled awning allowing you to frame this entertainment space. The garden is secure and enclosed making it an ideal environment for children and pets to enjoy. Beyond the garden walls, children can spill out of the garden to more than 2 acres of safe, residents' owned, and excellently maintained woodland and open green areas.

---









## Bedtime *beckons*

Upstairs, the home continues to impress with five bedrooms, all featuring their own fitted storage. The luxurious master suite benefits from fitted wardrobes and a contemporary en suite, creating a private retreat. Bedrooms two, three and four are spacious and look out over the gardens, while bedroom five is perfect for children, guests, or even as an additional dressing room.

A modern and stylish family bathroom is fitted with a sleek deep filled bathtub, walk in shower with a recessed shelf, and contemporary fixtures, ensuring a spa-like experience for ultimate relaxation.

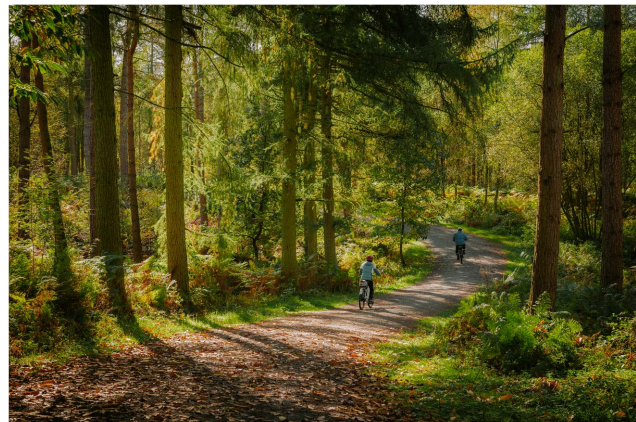
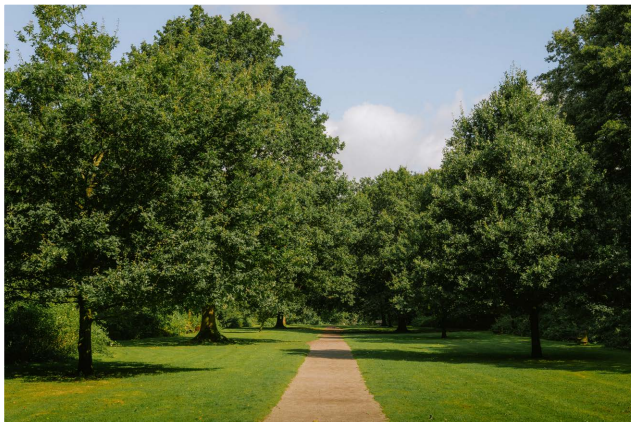




## The *perfect* location

Hartford is one of Cheshire's most desirable villages, offering excellent schools, charming local amenities, and convenient transport links to Chester, Manchester, and beyond. Whether you're looking for countryside charm or easy commuting options, this home offers the best of both worlds. No.3 Hornbeam Drive enjoys the benefits of both tranquillity and convenience. The property is within walking distance of highly regarded schools, including The Grange School, making it an excellent choice for families. Hartford's vibrant community offers a selection of charming cafes, restaurants, and boutique shops, while excellent transport links from Hartford's two train stations provide easy access to Chester, Manchester, Liverpool and to Crewe and beyond.

For outdoor enthusiasts, scenic walks at Marbury Country Park and Delamere Forest are just a short drive away, offering an abundance of green space to explore. With its stunning design, spacious layout, and premium location, No.3 Hornbeam Drive is a rare opportunity to own a truly exceptional home. Whether you are looking for a stylish family home, an entertainer's dream, or simply a peaceful retreat, this property delivers on every level.



## Ask the *owners*

Where do you go when you need...



### Groceries?

Co-op, Sainsbury's Local, Tesco Express or Littlers Butchers



### A walk?

Carey Park, the River Weaver, Marbury Park, Delamere Forest or The Green in Hartford



### A bite to eat?

Hartford Hall, La Bella Chime, The Plough Inn, The Fishpool Inn, or Hayhurst Arms



### A day out with the family?

Chester, Crocky Trail, Blakemere Village, Pickmere Lake or Snugburys Ice Cream



### A local pub?

The Coachman



### School?

St Wilfrid's Primary School, St Bede's Primary School Hartford Primary School or The Grange

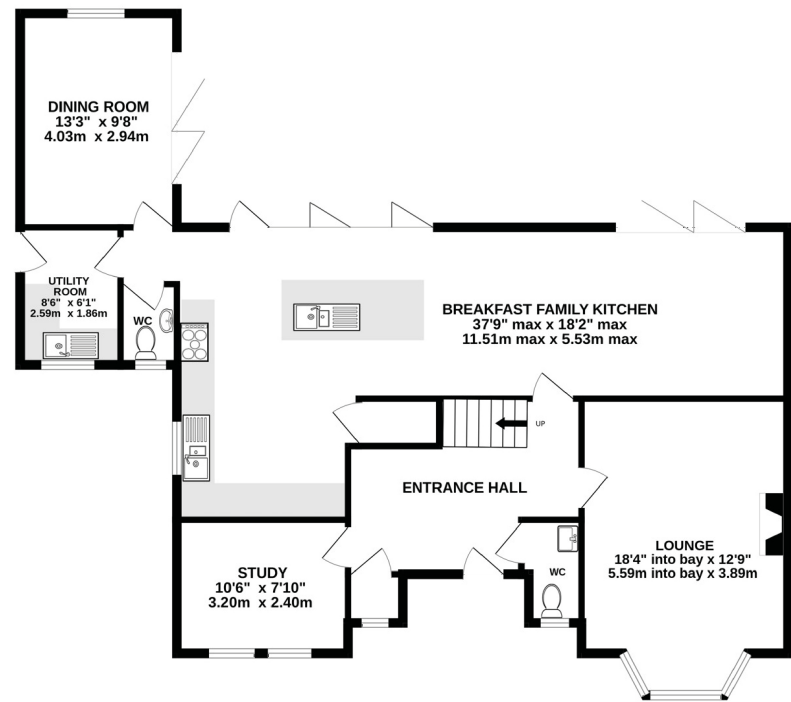




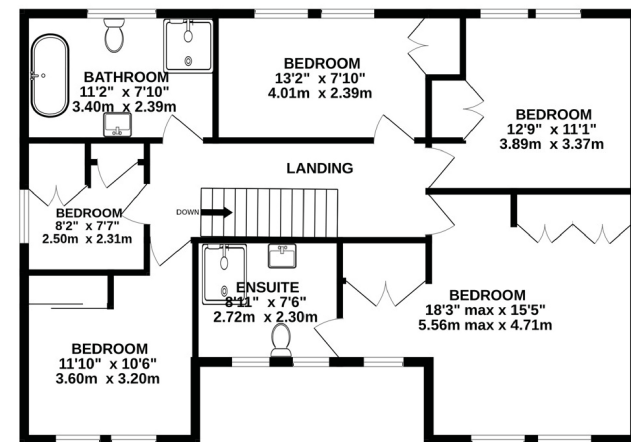
# Key features

- Private location on the edge of the sought after village of Hartford
- 2092 square feet of internal living space
- Incredible and sleek open plan kitchen
- 5 bedrooms, 2 bathrooms
- Seamless indoor-outdoor living
- Excellent set up for entertaining
- Additional outside space with communal lawns and woodland
- Double garage
- Fantastic local amenities and transport/commuter links within Hartford

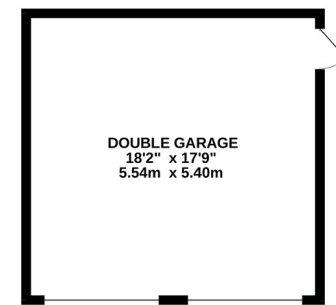
GROUND FLOOR  
1166 sq.ft. (108 sq.m.) approx.



FIRST FLOOR  
926 sq.ft. (86 sq.m.) approx.




DOUBLE GARAGE  
322 sq.ft. (30 sq.m.) approx.




**TOTAL FLOOR AREA: 2413 sq.ft. (224 sq.m.) approx.**  
**EXCLUDING DOUBLE GARAGE: 2092 sq.ft. (194 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	80 C

Unable to locate the property?  
Try [what3words](#)  
 [timed.stretcher.pinging](#)

\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*



3 Hornbeam Drive

Hartford  
CW8 2GA



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)

[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)

01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF  
56c High Street, Tarporley CW6 0AG