



7 Woods Road

HARTFORD



7 Woods Road

In the Heart of the Village

A serene, light-infused haven in the heart of Hartford, blending timeless elegance with homely comfort, offering privacy, nature-inspired tranquillity and the perfect balance between retreat and convenience; welcome to No. 7 Woods Road.

Roughly a mile from an array of boutique shops, restaurants, wine bars, convenience stores and even a bespoke florist, No. 7 Woods Road is also surrounded by a plethora of local primary, secondary, independent schools and sixth forms, ideally situated for both families and those who love the social buzz of this thriving Cheshire village. Off road parking can be found along the double driveway, leading to a single garage. Perfectly positioned for privacy, No.7 Woods Road remains overlooked from both front and rear.

Timeless Elegance

Newly built just nine years ago, step inside and sense the classic, timeless appeal of No. 7 Woods Road, a home whose muted, Farrow & Ball palette conveys the nature that abounds close by. Panelling to the lower walls takes on a soft, ferny green, flowing throughout the home and installed by the current owner to lend character to this low-maintenance, contemporary home.

Herringbone flooring amplifies the classically elegant comfort that pervades this home, continuing throughout the entrance hall, while neutral carpeting creates a cosy and warm ambience in the lounge accessed to the left. A calming, peaceful space in which to relax and unwind or read a book, light streams in through the wide window overlooking the greenery to the front.





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The Hub of the Home

Directly ahead from the entrance hall, step through into the family dining kitchen, the natural hub of the home. Cream cabinetry provides plenty of storage, topped in quartz worktops, whilst integrated appliances include a dishwasher, fridge-freezer, oven and hob.

Sociable and drenched in light, French doors invite you to dine al fresco, whatever the weather, beneath the shelter of the pergola, listening to the sounds of nature and wildlife.

Practical places beckon off the kitchen, where grey quartz worktops gleam in the natural light in the utility, furnished with sink and plumbing for a washing machine and dryer. There is also access through to a downstairs WC with wash basin.







Oasis of Calm

From the entrance hall, stairs lead up to the first-floor landing, where on the left lies the first of the bedrooms. A comfortably sized single bedroom, ideal as an office or reading room, light streams in through the window.

In the master bedroom, inky shades of Stiffkey Blue, balanced by the warmth of Wimborne White work to create a soporific effect, with views out over the front where you can watch the world go by. Refresh and revive in the en suite shower room, a low maintenance space in which to enjoy a refreshing spritz at the start of the day.



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A third bedroom can be found along the landing, bathed in light and offering garden views, with plenty of space for a double bed. Next door, the family bathroom features a bath with overhead shower, wash basin, WC and heated towel radiator.

With leafy views out over the garden, a fourth double bedroom can also be found along the landing, providing peace and privacy for guests.

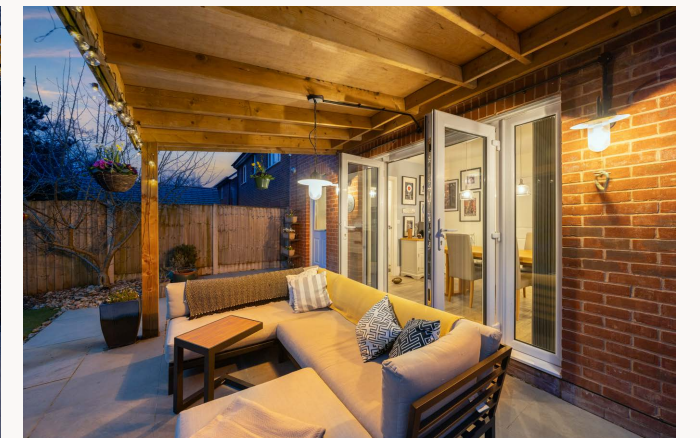
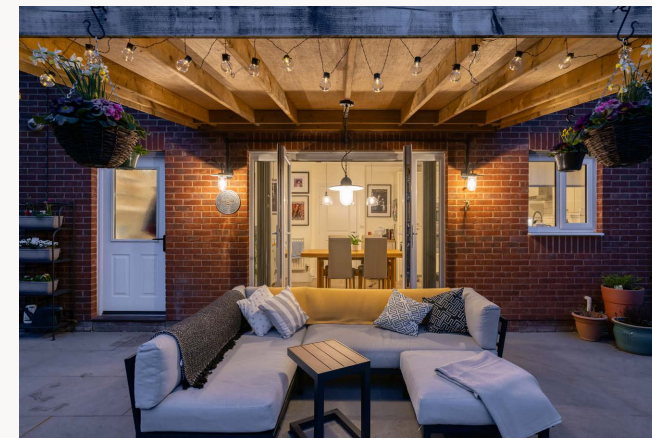


Outdoor Living

Slip outside through the French doors, and onto the patio, where a pergola provides shelter and shade during the sunny summer months. Peaceful and private, sit and sip on a glass of wine in the tranquillity and embrace of the garden, where artificial lawn is handy for pets and children, ensuring all year usability.

"It's so nice sitting out here, you can hear the ducks quacking in the pond nearby."

Brimming with a variety of shrubs, spring sees a flurry of blossom from the magnolias, while hanging baskets in the summer bring a splash of colour, followed by the rosy harvest of the apple tree in autumn. South facing, this sunny outdoor oasis is a haven all year round.



Out and About

Just half a mile's walk from Marshall's Arm Nature Reserve, where woodland walks beckon, nature is never far from No. 7 Woods Road. From the estate itself, pick up the pathway down alongside the River Weaver, or to the local playground – perfect for those with younger children.

Enjoy a stroll to Hartford Hall for a bite to eat and to feed the ducks. The Hart of Hartford lies in the other direction, also serving up delectable cuisine.

With a range of shops, boutiques, bars, restaurants and more all within a short distance, Hartford is also unrivalled in terms of its educational offerings, home to a wide array of schools including renowned independent school The Grange. Ideally placed for commuters, Chester, Manchester, Liverpool and Birmingham are all widely accessible via convenient motorway links.

A versatile home, perfectly positioned, No. 7 Woods Road provides you with pleasing options. A haven in which to retreat from the hustle and bustle of the wider world, to relax in the garden listening to birdsong at dusk, yet just two miles from the centre of Northwich and all it has to offer. Experience homely comfort in a timelessly elegant home, at No. 7 Woods Road.

Ask the owners

Where do you go when you need...



Groceries?

Co-op in Hartford or Waitrose
in Northwich



A walk?

Marshall's Arm Nature Reserve



A bite to eat?

Hart of Hartford



A local pub?

Hartford Hall



A day out with the family?

Delamere Forest

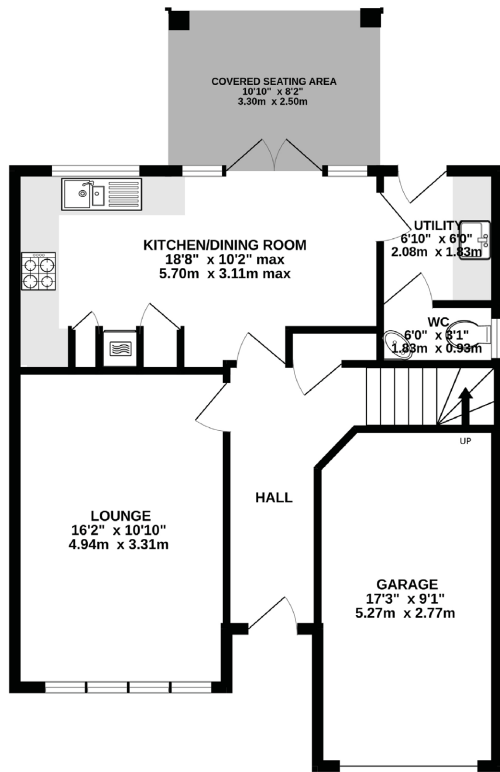


School?

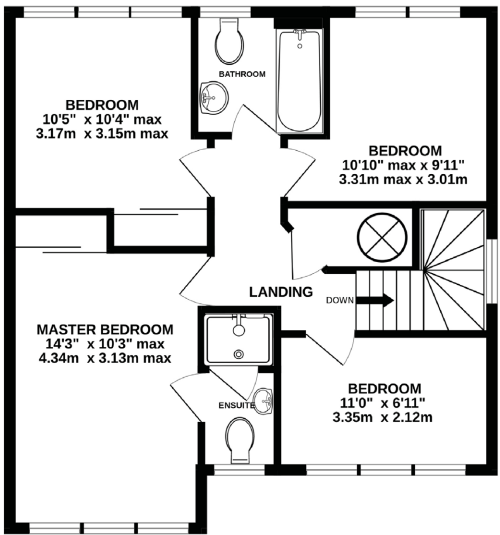
Hartford Primary School or
The Grange School



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



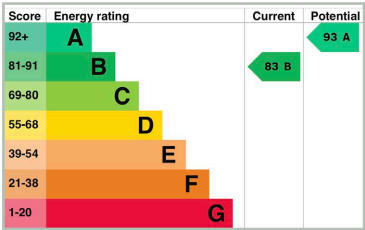
TOTAL FLOOR AREA: 1285 sq.ft. (119 sq.m.) approx.
EXCLUDING GARAGE: 1127 sq.ft. (104 sq.m.) approx.

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.

Key Features

- Phase one of the popular Water's Reach development
- 1127 square feet of internal living space
- Open-plan dining kitchen which connects seamlessly to the outdoors
- 4 bedrooms, 2 bathrooms
- Private south-facing rear garden
- Easy walking distance to Hartford village centre
- Excellent transport and commuter links on the doorstep

See Ian's
Video
Tour



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