



NUMBER 2

Wilton Park



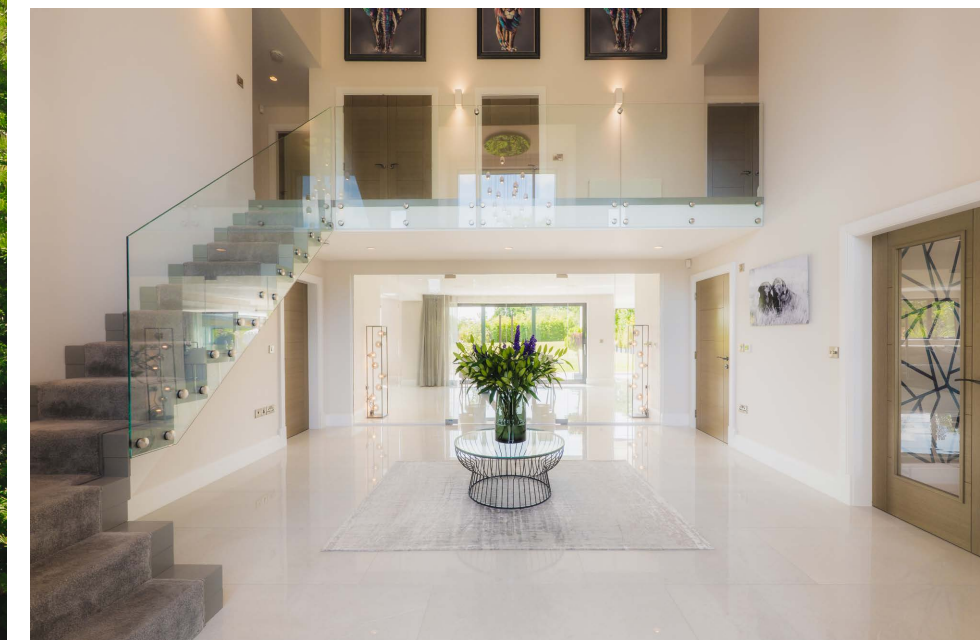
Welcome home

Where space, statement, serenity and light meets country views, seamless family living awaits, at No. 2, Witton Park. Set on one of the largest plots in Hartford, in around 1.6 acres of wraparound lawns, this exceptional award winning 2020-built home, designed originally for the developer themselves, offers over 5,500 square feet of ultra-contemporary living.

A sense of arrival

Pull up through electric gates onto the sweeping driveway where there is abundant parking for eight cars, alongside an integral 2.5 garage. There's also the potential to access a side track to create parking for even more in the expansive rear garden, ideal for larger gatherings or events. Integrated CCTV coverage spans the front, back and sides of the home, offering complete peace of mind.

Stepping through the grand front door encapsulated by double storey glazing, the sense of scale, clarity, air and light prevails in the triple height entrance hallway, where wide-format Italian porcelain tiles gleam underfoot, warmed by the underfloor heating which prevails throughout the ground floor. Ahead, from the grand entrance hall a full-height glass wall, with double doors, frames the living space and garden beyond.





Entertain & unwind

Reimagined as an intimate bar, the snug to the right features an integrated glazed full-height wine fridge and storage for spirits and glasses, behind sleek hideaway doors, allowing the entire space to be closed off when desired. A trio of tall, modern windows, which can be doubled as doors, capture the greenery to the front.

With Italian porcelain tiling flowing throughout the ground floor, the lounge offers a softer contrast, cosily carpeted underfoot and emanating warmth from its log-burning stove. Feature lighting adds drama above, while an integrated sound system in every downstairs room sets the tone for everything from quiet evenings to lively gatherings. A home in tune with its surroundings, each space captures a new perspective on the glorious green landscape beyond.

Freshen up in the chic cloakroom across the entrance hall before opening the glazed double doors and stepping through into the open-plan family dining kitchen, the undeniable heart of the home.



Savour the view

With incredible views to the rear and sides, constantly framed by vast windows and full width, sliding doors, this space is light-filled and fluid. To the left, a relaxed family lounge offers the perfect spot to hunker down after dinner and unwind with a film. Directly ahead, bridging both wings of the room, the dining area basks in garden vistas, offering shifting scenes throughout the seasons.

To the right, the SieMatic kitchen is a masterclass in luxury specification; streamlined, highly specified and effortlessly functional. A full fridge and full freezer flank the full height grey cabinetry, with twin ovens, a microwave and a built-in coffee machine arranged in a sleek run. There are two integrated bins, a dishwasher, two wine fridges (one at each end), and a boiling water tap. Storage is exceptional, alongside a discreet kitchen TV for casual viewing while cooking or entertaining.

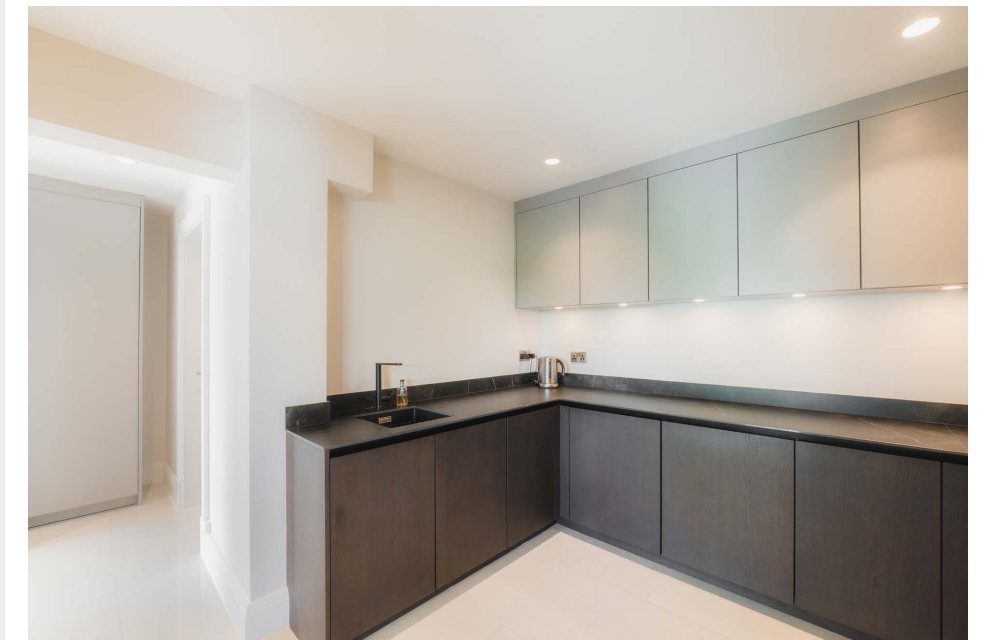
Sociable by design, the oversized island with breakfast bar keeps the host at the centre of conversation, while floor to ceiling sliding doors lead directly out to the garden, inviting the outdoors in and making this space the true hub of everyday life.





Wine & dine

Accessed from an inner hallway, the formal dining room offers a sense of occasion and distinction, a space set apart, perfect for entertaining, with its own covered seating area just outside for effortless indoor-outdoor flow. Off the same hallway, the fully-equipped SieMatic designed utility room provides practical support for daily life, complete with a second sink and dishwasher, and a stacked washer-dryer system neatly tucked away, behind yet more storage. Also accessed from the inner hallway, the plant room, as well as the boot room/store with hot and cold running water can be found, alongside the integral garage.



Serenity beckons

Ascend the floating staircase from the entrance hall to the galleried landing above, a dramatic viewpoint leading on to five double bedrooms, four of which are defined by soaring, double height ceilings and monumental apex windows that draw in light and frame uninterrupted views across the garden and countryside beyond.

Privately tucked to the right of the landing, the master suite is a sanctuary of scale and serenity. The art of light reaches its zenith, with an immense apex window soaring from floor to ceiling, framing panoramic, uninterrupted views over the garden and rolling Cheshire countryside beyond.

Oversized bedside tables flank the bed, whilst beyond, in the fully fitted dressing room, discover no fewer than 14 full-height wardrobe doors, offering a wealth of tailored hanging rails and shelving. At the centre, a bespoke island, with twelve deep, 800mm-wide drawers, amplifies the provision of storage space.





Picturesque panorama

Step through glazed doors onto a small, private balcony beyond, complete with sleek glass balustrade, the perfect place for a coffee with a view in quiet contemplation.

Soak away the aches in the en suite, a sleek, spacious, spa-like sanctuary, fully tiled in soft grey shades and furnished with a vast, walk-in wet room shower, with a freestanding bath for deep relaxation and sanitaryware designed by Philippe Starck.

An oversized vanity unit with integrated double wash basin and WC stretches along one wall, where above, a full-width heated mirrored wall reflects light and space, amplifying the already substantial proportions of this exceptional en suite.



A second spacious en suite bedroom, with wall-to-wall built-in storage, opposite the master offers leafy views out to the front.

With stormy blue notes to the feature wall, the third of the bountiful bedrooms features, returning along the landing on the right, with far reaching views out over the garden and countryside to the rear, again with built-in storage and luxurious shower room en suite.





To the left of the staircase, an apex window drinks in light from the front in the fourth double bedroom, with feature headboard and built-in wardrobes. At the end of the landing, refresh and revive in the family bathroom on the left, before exploring the fifth double bedroom ahead, where incredible views stretch out over the countryside and garden.



Private sanctuary

"The design flows so well between inside and out. Even with 100 people here, there's still room to breathe. It's perfect for family gatherings."

Outside, at the rear, a broad patio spans the width of the home, creating a seamless link between indoors and out; ideal for al fresco dining, garden parties or simply soaking up the evening sun.

Work or work out in the large, detached garden room with its own patio to the side, housing a fully fitted gym with 50" TV, a changing room with shower and a separate fully fitted contemporary designed office. Just outside the gym, a Jacuzzi sits on the patio, perfectly positioned for post-workout or evening relaxation.





With two distinct outdoor seating areas, each capable of hosting 14 or more, this garden is designed for effortless entertaining. Beyond the patio, the lush lawn unfolds, flanked by mature conifers and landscaped planting that frames the view and evolves effortlessly throughout the seasons.

Beyond, a tranquil wildlife pond with tall reeds and seasonally nesting ducks is safely enclosed by fencing for children and pets, giving way to a wildflower meadow, a haven for pollinators.

The entire 1.6-acre plot is enclosed by six-foot fencing for security and privacy, with gated access from either side of the home and a discreet side track that allows vehicles to reach the rear garden with ease; perfect for parties, events, or even a bouncy castle or two. With full CCTV coverage, four alarm panels and zoned smart controls including electronic gate access from multiple points in the home, security and peace of mind are quietly built in to every element of this home.



Out and about

Explore the outdoors with ease, from peaceful riverside walks along the Weaver to family days out at Marbury Country Park, Delamere Forest or along the Sandstone Trail. Nature is never far away.

Transport links make Hartford a commuter's dream. From nearby Hartford and Greenbank stations, trains run directly to Manchester, Chester, Liverpool - and even London, with commuting times of under two hours achievable. The M6, M53, M62 and M56 are easily accessible by road, with both Manchester and Liverpool airports within a 45-minute drive. And for shopping or dining out, the market towns of Knutsford and Tarporley are only around eight miles away.

Hartford itself is wonderfully well served. This thriving Cheshire village offers everything from a newsagent and pharmacy to a butcher and two convenience stores (Sainsbury's local and Co-op) for day-to-day essentials. For brunch or coffee, try the Hart of Hartford or Press, the popular new café, both just a

stroll from home. The local church adds a strong sense of community, while nearby eateries like The Fishpool, The Fox & Barrel and Hartford Hall are all within easy reach for evening meals or weekend gatherings.

Families are well served by highly regarded local schools including the independent Grange, Hartford Church of England High School and St Nicholas's Roman Catholic High School, all of which are close by.

Spacious yet homely, No. 2 Witton Park is the perfect blend of contemporary design and country living, in tune with 21st century Cheshire living.



Groceries?

The Stores Delicatessen or Co-op in Hartford village



A local pub?

Hartford Hall



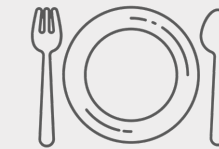
A walk?

There are lots of local walks nearby including Marshall's Arms, along the River Weaver, Delamere Forest or Marbury Park



A day out with the family?

Delamere Forest



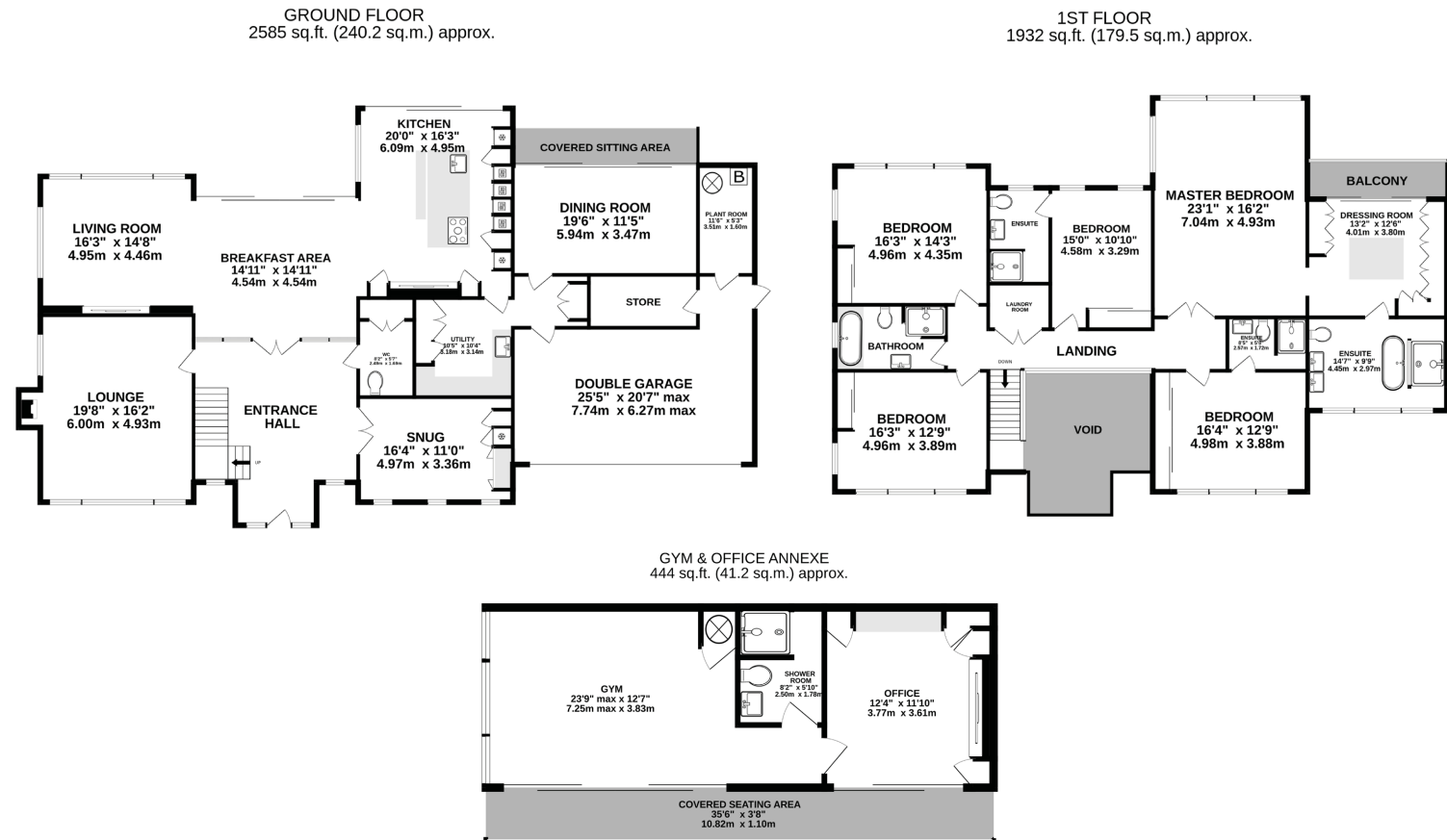
A bite to eat?

Hart of Hartford or La Bella Chime



School?

Hartford Primary and High School, The Grange School



TOTAL FLOOR AREA: 4961 sq.ft. (460 sq.m.) approx.
EXCLUDING DOUBLE GARAGE AND ANNEXE: 4092 sq.ft. (370 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

- Small and exclusive development of just three homes with gated entrances
- Striking and one off, architect designed home
- 4092 square feet of living space, plus detached gym and office annexe
- 1.6 acre plot with unique dual access points
- 5 bedrooms, 4 bathrooms
- Exceptional finish and well-maintained throughout
- A home in constant connection with the outdoors
- Easy walking distance to all Hartford’s amenities and schools

See Ian’s
Video
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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