



THE
HAWTHORNS





CONNECTED COUNTRY LIVING

Like the hedgerows that have lined English country lanes for centuries, The Hawthorns has that same enduring, countryside quality, from the classical black and white frontage to its south facing gardens and meadowland which take on a new beauty with the changing of the seasons.

Rural, but not remote, The Hawthorns balances country living with city connectivity, just twenty-five minutes from Manchester Airport, ten from the M56 and with Liverpool and the North East all within easy reach. Set along a quiet country lane, The Hawthorns, with its depth of living both indoors and out, offers that perfect blend of space and peace often sought, yet rarely discovered. Pull off the road and through six-foot wrought iron gates to the side and the driveway continues, with a turning area part way and ample parking for eight or nine cars.

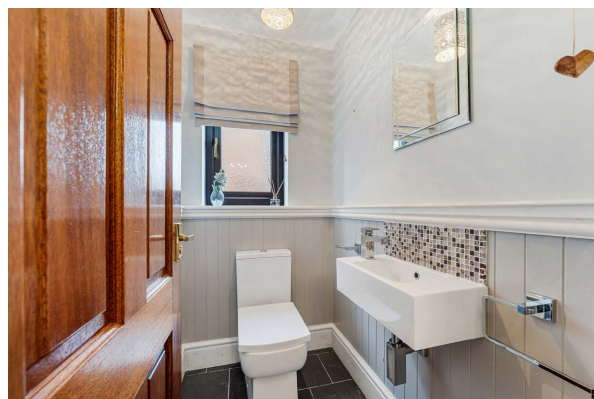
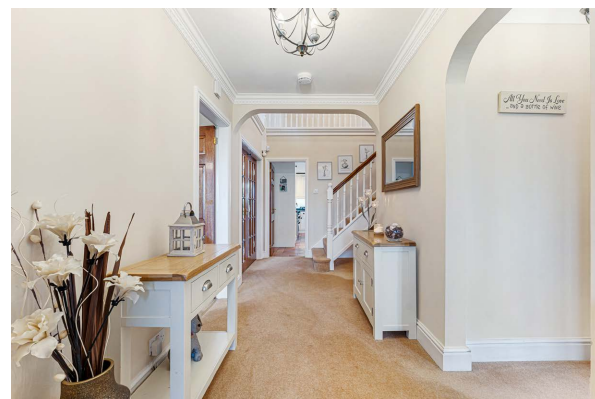
“We were looking for space, and this home gave us just that. The house itself is lovely, but what really blew us away was the garden: it just keeps going, and then at the end opens into the meadow. It felt like our own piece of peace and quiet. At the same time, it’s been a brilliant party house too; there’s space here for everyone.”



A WARM WELCOME

Indoors, beyond the manicured lawn and borders, The Hawthorns' classical, homely appeal continues, with neutral, timeless décor in the broad and inviting entrance hall. Immediately revealing the depth and scale of the home, an archway frames the stairs and kitchen ahead, with doors opening off to both the left and right beneath elegant cornicing.

Tucked away from the main flow of the home, the office is ideally positioned to the front on the right, offering perfect privacy for those working from home. Currently furnished with an oak desk and bookcase, it is a versatile room with views out over the lane to the fields beyond and is large enough to serve as a snug. Next door, also to the right of the entrance hall, is a handy cloakroom with wash basin and WC. Opposite, the large dining room offers ample seating for ten diners, bathed in light from the large window to the front. A dainty ceiling rose features overhead, adding just the right amount of formality to the occasion.





RELAX & UNWIND

At the rear of the home, the lounge is both elegant and welcoming, stretching out with space for all. An all-season room, in winter, the living-flame fire adds warmth to quiet evenings or Christmas mornings with stockings by the hearth. In summer, the French doors offer an effortless transition from indoors to out, opening onto the porcelain patio and down to the wooden gazebo that waits at the garden's edge. With views across fields and no neighbours overlooking, the garden is a constant draw.





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SAVOUR THE MOMENT

Set directly ahead from the front door, the kitchen, with quarry tiled floor is a refined interpretation of country style, its warmth and welcome felt upon entry. Designed for modern living, a granite-topped island doubles as a breakfast bar, the natural place for family and friends to linger with coffee in the morning or a glass of wine at the end of the day as dinner simmers on the range-style cooker, with twin ovens and a five-ring induction hob.

Forming the culinary heart, the cooker is supported by a range of integral appliances including a tall fridge and freezer, dishwasher and wine cooler. Plinth lighting lends a subtle glow in the evenings, while wide views extend down the garden, a tantalising taster of what awaits. Practicality is elegantly handled in the utility, with space for an additional fridge and washing machine, alongside direct access to the driveway.





AND SO TO BED...

From the entrance hall, ascend the stairs up to the first-floor balustraded gallery landing, where natural light washes in through a large window directly ahead. The first of the four true double bedrooms can be found on the right, with far reaching rural views out over the fields and a distant farmhouse. Storage is plentiful, with built-in wardrobes. Turning left at the top of the stairs, the main family bathroom offers refreshment for all, furnished with wash basin, WC and a bath with overhead shower, perfect for soaks as your towel warms on the handy heated ladder radiator close by.

Next door lies another spacious double bedroom, with leafy views and ample space for a dressing table, bedside tables and wardrobes. A third spacious double bedroom, carpeted in the same manner as the other bedrooms, and with built-in wardrobes and a dressing table, offers leafy views over the verdant surrounds.



SANCTUARY AWAITS

The master bedroom is a retreat in every sense: spacious in scale, softly lit and serene. The walk-in wardrobe provides abundant storage, keeping the main bedroom space uncluttered, while views from the windows frame the fields beyond.

Relax and unwind in the ensuite, continuing the sense of peace and privacy, with both bath and shower, twin wash basins and a sleek upright heated towel radiator adding a contemporary edge. Practicality runs throughout the home, with a boarded, insulated loft complete with power offering yet more flexible storage.





SLICE OF PARADISE

Outside, the garden at The Hawthorns is a private Eden. South-facing, step out onto the porcelain patio, where a vast wisteria climbs the rear wall, filling spring with cascades of blue blossom. Perfect for summer barbecues, soak up the sunshine on the patio before stepping out along the path running past the detached garage, alongside the lengthy lawn and borders before reaching two matching patios - one with a raised water feature, the other framed by a large wooden gazebo, complete with lighting and power. Built as a lockdown project, the gazebo has become a favourite spot for summer evenings, with wood burner and barbecues turning the garden into an all-season living space.

Beyond, the garden stretches on, framed by hedgerows, to farm gates, which open onto the meadow. Fruit trees mark the first section, while beyond, pathways cut through tall grass and wildflowers, alive with butterflies and bees in summer. The middle, gifted to nature and rewilded is home to wildlife, while in the farthest reaches, tall grasses sway in the breeze, a haven for foxes, badgers and even honeybees. Practicality sits alongside possibility, with a garage, potting shed, covered storage, stable-style outbuilding and raised vegetable plots.



OUT & ABOUT

Life at The Hawthorns embraces the best of countryside living. The River Weaver is just a mile away, with scenic walks down to the locks, while Marbury Park offers leafy trails around Budworth Mere. For weekends further afield, Pickmere Lake is fifteen minutes away, and Arley Hall with its famous gardens is within a 5 minute drive.

Everyday essentials are close to hand, with a Spar shop less than a mile away, petrol stations within half a mile and supermarkets, cinemas, and wider amenities in Northwich just ten minutes by car. Families are well served with primary schools in Little Leigh and nearby Barnton, and a choice of secondary schools within fifteen minutes.

Little Leigh is a peaceful rural haven, with the Leigh Arms a mile away and the lively restaurants and bars of Stockton Heath within easy reach. This is countryside living - peaceful, practical and well connected.

Perfectly balanced for modern life, The Hawthorns is a home with room to grow indoors and out, where peace and quiet are matched by boundless space for young ones to play and explore. Ideal for families, gardeners and those who love to spend time outdoors, yet equally suited to home working, with strong Wifi connectivity throughout and commuter links close at hand, The Hawthorns has endless potential for all.

Peaceful and tranquil, The Hawthorns is a home shaped by its setting, celebrating outdoor living and the freedom of space. For those seeking privacy and the chance to live alongside nature, the garden here is unmatched. With its meadow, winding mown paths, and outdoor entertaining patios, The Hawthorns is endlessly enjoyable today and offers scope for tomorrow, with the potential for stables, a pony paddock, or simply more room to grow.



Groceries?

The Hollies Farm Shop, Lower Stretton



A walk?

The Trent and Mersey Canal, along the River Weaver or Marbury Park



A bite to eat?

There is a wide variety in nearby Stockton Heath



A pub?

The Leigh Arms, Little Leigh or The Spinner and Bergamot, Comberbach



A day out with the family?

Delamere Forest

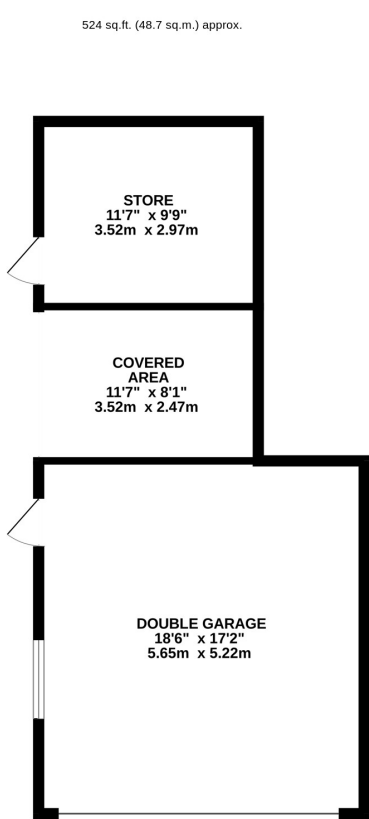
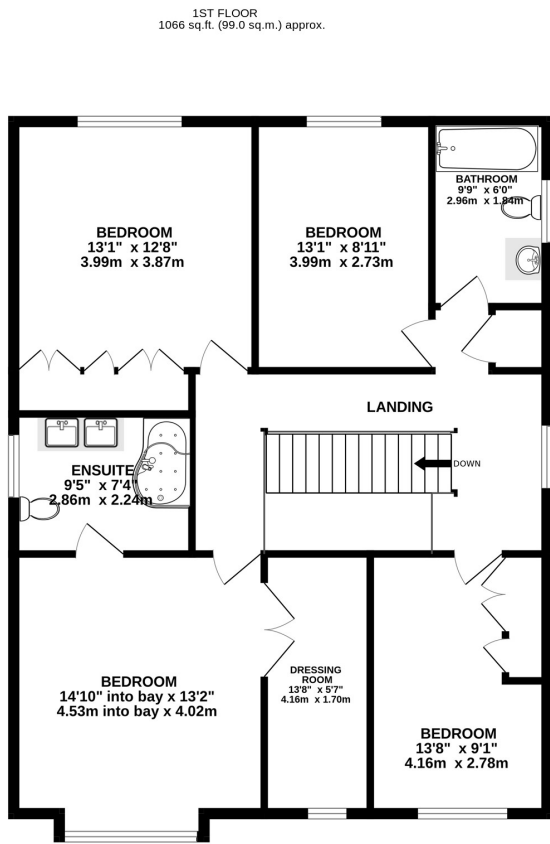
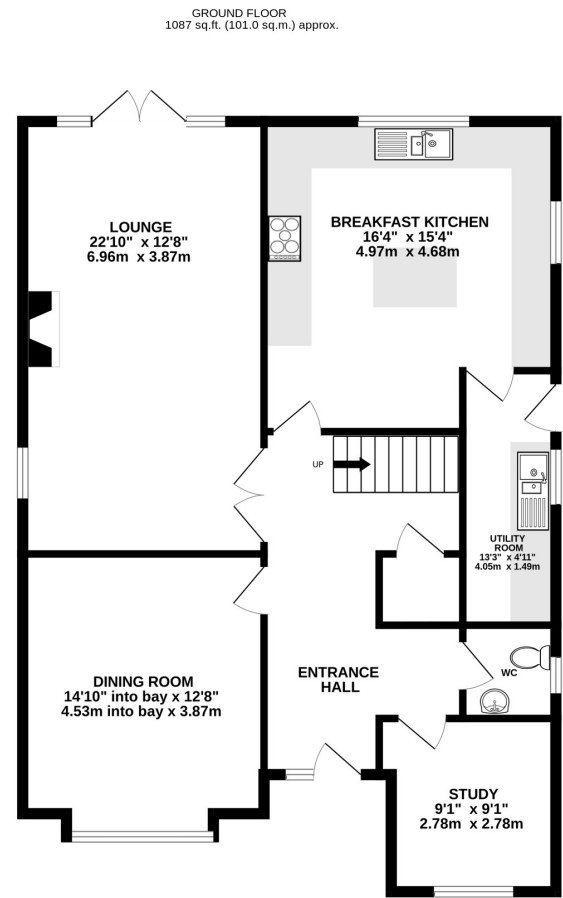


Schools?

Little Leigh Primary School, Barnton Community Nursery and Primary School or Whitley Village School

ASK THE OWNERS

Where do you go when you need...

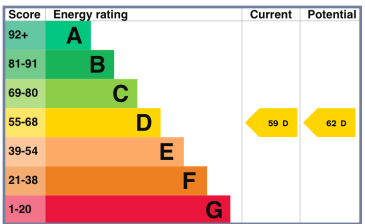


TOTAL FLOOR AREA: 2677 sq.ft. (249 sq.m.) approx.
EXCLUDING OUTBUILDINGS: 2153 sq.ft. (200 sq.m.) approx.

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 DETAILS

- Elegant country home with timeless black and white frontage
- Idyllic rural location combining peace and tranquillity
- 2153 square feet of living space, 524 square foot garage and outbuildings
- Versatile living spaces including a welcoming country kitchen, formal dining room, spacious lounge, and private home office
- 4 bedrooms, 2 bathrooms
- Extensive south-facing gardens with patios, gazebo, wildlife meadow and plenty of space for outdoor entertaining
- Generous parking, detached garage and useful outbuildings with potential for future use
- Excellent location for amenities and connectivity to Manchester, Liverpool and beyond



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