

360
Chester Road

HARTFORD

Hartford Haven

Within walking distance of the train station, discover No. 360, Chester Road in Hartford, where 1920s character is retained and enhanced by thoughtfully considered and expertly delivered extensions and upgrades, to create a home that transcends the eras.

Driving up to the home, nestled behind mature hedging and planting, there is plenty of parking along the gravel driveway.

Step up to the arched portico, providing shelter from the elements, before opening the 100-year-old original front door, with its stained-glass panel, into the entrance hall.

Original parquet flooring, discovered and uncovered by the current owners, flows out underfoot. Throughout the ground and first floor, original doors have been treated for fire retardancy, necessitated by the incredible loft conversion, which creates additional bedrooms and shower rooms for this spacious family home.

“When the sun shines through, the colours from the stained glass shine on the floor.”





Warmth & Welcome

Ahead, an attractive carpet runner leads up the handsome staircase. Homely and inviting, gently curving walls lend a softness and warmth to the home throughout. High ceilings, and walls dressed in original chair and picture rails, retained for their character, enrich this welcoming, traditional feel, which transitions as you move through the home, to more modern, contemporary elements.

On the left, sneak a peek at the cosy snug, whose broad bay window floods in light from the front. A bright room, perfect for spending summer evenings, whilst in wintertime, warmth emanates from the gas fire.

Beneath the stairs, discover the downstairs WC, dressed in bottle green and furnished with a traditional style WC and wash basin with gold fittings.

Opposite, step through into the lounge, where a multifuel stove, installed just prior to Christmas 2023, fills the room with warmth and welcome.





Feast your Eyes

Opening up to the rear of this room, is the dining area of the open plan kitchen extension, where parquet flooring makes way for porcelain tiling, and a wall of bifolding doors captures garden views, drawing them in. A colourful cascade of pendant lighting shines down above where the dining table is currently set, harmonising with the shades of the duck egg grey-blue kitchen that flows on to the right.

Mirroring the open skies that can be seen through the window, the soft blue of the cabinetry, furnished with rose gold handles, is matched by powder pink worktops.





Flawless Functionality

A kitchen carefully considered and designed for ease of use and practicality, such upgrades as an instant boiling tap, heavy duty waste disposal unit, bespoke cup cabinet and suspended recycling extractor fan feature.

The induction hob, a subtle white, sits seamlessly within the worktops, whilst rather than a wine fridge, the undercounter fridge allows for the storage of a wider variety of beverages. Plug sockets are all hidden away within the range of cabinetry, which includes a drawer bespoke designed to house an air fryer. There is also an AEG electric double fan oven.

Specialist lighting offers an even distribution throughout the ceiling LEDs and undercounter and kickboard lights; the colour of which, when connected to an app, can be changed to your preference. Tucked off the kitchen, there is a handy pantry, with space for an American style fridge-freezer.

“We wanted a sociable kitchen. At the end of the island, a flap lifts at one end to give you more workspace when entertaining; it’s in the style of a 1970s breakfast bar – retro, but modern!”



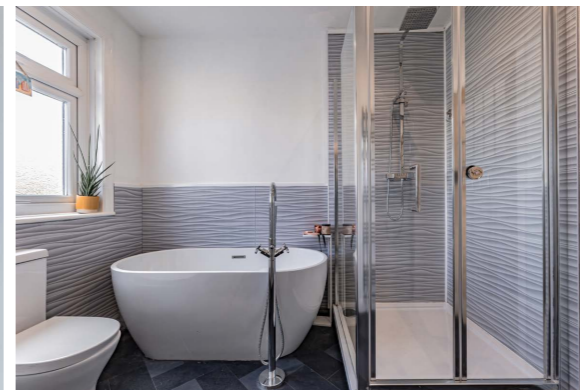
Versatile Spaces

Opening to a terrace, dine alfresco, with elevated views over the garden and countryside. Returning to the dining area of the open plan kitchen, peep through to the art studio, a versatile room converted from the garage. With double doors to the driveway, this room could also serve as a hobby room, dining room or playroom.

From the entrance hall, ascend the stairs up to the first-floor landing, where on the right, a part glazed original door opens to the Jack 'n' Jill bathroom.



“We extended this room, added the vaulted ceiling, French doors and installed a window by the dressing table for the natural light.”



Soak & Sleep

Blissful soaks await, in the deep, modern tub, with swan neck tap and shower head attachment, with tactile wave tiling to the lower walls, alongside a separate shower, wash basin and WC.

Enter via the dressing room, where a dressing table is perfectly positioned beneath the wide window, drawing in an abundance of natural light.

French doors from the main bedroom provide far reaching views out over the garden and fields, with an airiness aided by the vaulted ceiling above.

The large, walk-in wardrobe is perfect for the person who loves to shop, illuminated by LED sensor lighting. A plug socket in the wardrobe allows you to iron your clothes whilst admiring the incredible views.



Room To Grow

Returning to the landing, peep through to the practical utility cupboard, with bespoke ventilation for the washer and dryer. No. 360, Chester Road is filled with such behind the scenes subtleties that help life to run efficiently, such as the newly installed water pipes, providing excellent water pressure in each of the showers.

Along the landing to the right discover the guest bedroom, a bountiful double, brimming with light from the huge bay window to the front, and offering ample storage in the wealth of fitted wardrobes.

Next door, a third bedroom currently serves as a home office, with leafy vistas to the front.

*“We could see the size of the loft;
we knew the potential that could be
realised.”*

Making your way up the stairs to the second floor, the home has been further enhanced through the addition of a shower room, large double bedroom with ensuite shower with specially sourced shower panel and a further large bedroom with Juliet balcony.





Sunset Views

Outside, the garden invites you to discover its depths... Dine alfresco on the terrace outside the kitchen, admiring the tantalising views over the rest of the garden and fields. Securely gated for dogs, beyond this section, there are lawns, perfect for children's play, whilst to the furthest end of the garden, with open views over the fields, there is currently a hot tub, where you can soak in the bubbles with a glass of fizz beneath the vibrant hues of the sky as the sun sets, or watch the steam train as it puffs by in the distance, passing through Hartford.

Gather the harvest of the damson and apple trees, with other low maintenance shrubs adding colour and interest throughout the seasons.



Out & About

Perfectly poised in Hartford, the local train station is in walking distance, ideal for those commuting to Liverpool, or London, via Crewe.

Walks extend from the doorstep, into the village and over the stiles and into the fields, ideal for summer strolls. Pop the pooch on the lead and walk down along the river, or call in at local country pub, The Coachman, under new management and serving up food to savour.

Families are well served by the numerous primary, church, state and independent schools, including the renowned Grange School.

On the fringes of Hartford, you can enjoy all that village life has to offer, a little out of the hustle and bustle. A home that works well for all the family, and particularly older children with the prospect of peace and privacy on the loft conversion level, No. 360, Chester Road is a bright, modern home with a sense of history, character and personality.

Wonderfully sociable, No. 360 Chester Road is an efficient home, designed in terms of layout with the busy lives of an active, modern family in mind.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **

Ask The Owners

Where do you go when you need...



groceries?

Co-op or The Stores
Delicatessen in Hartford



a walk?

Delamere Forest and Marbury Park



a bite to eat?

Hartford Hall, The Hart of
Hartford or Chime in Hartford



a local pub?

The Coachman or The Red Lion
in Hartford



a day out with the family?

Marbury Park or a short train
ride to Liverpool



school?

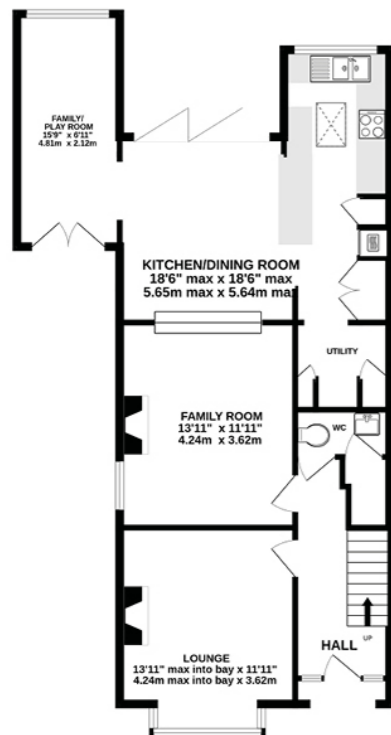
Hartford Primary and High
School, Hartford Manor Primary
School, The Grange or St Nicks
Catholic School



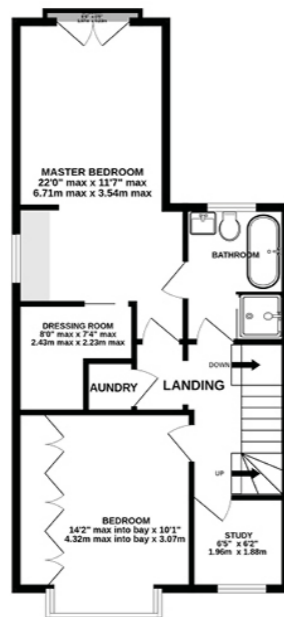
Specifications

- Popular central Hartford location
- Character features
- 1787 square feet of internal living space
- Extended living space
- 5 bedrooms, 3 bathrooms
- Spacious dining-kitchen with bifolding doors connecting you to the garden
- Superb nearby commuter links and amenities on the doorstep

GROUND FLOOR
659 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Unable to locate the property?

Try [what3words](#)



laptops.downcast.layover

360
Chester Road

Hartford
CW8 2AQ



01606 339922 | hello@storeysofcheshire.co.uk