



# 3 Tall Trees Close

HARTFORD



# Welcome home

For well-connected living in the heart of Hartford, peace, tranquillity and proximity to bars, restaurants, transport links and excellent schooling can all be found at Tall Trees. Nestled at the end of a quiet cul-de-sac, along a large, private driveway bordered by high fencing and tall trees, parking is plentiful, with space for eight or nine cars in total.



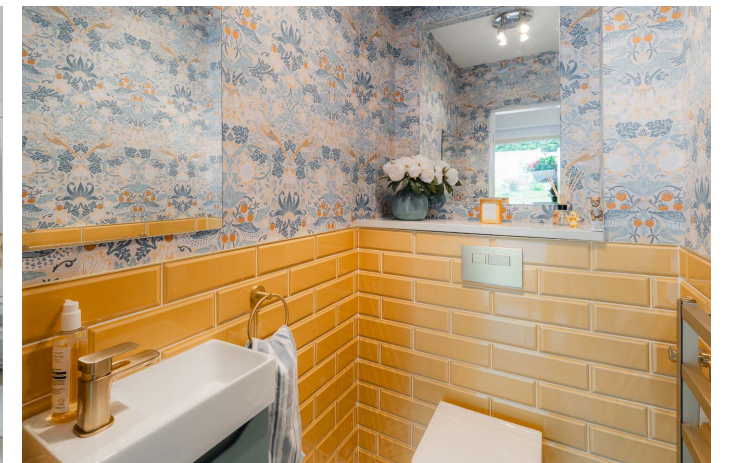


## Private haven

Private and not at all overlooked in the summer months, Tall Trees, with its versatile rooms and large garden brimming with mature planting, is an entertaining haven inside and out. A handsome home, upgraded with new double-glazed windows, and with a new orangery extension, there is also a large, newly built double garage.

Make your way indoors, into the airy entrance hallway, which runs left to right. Newly fitted luxury vinyl concrete tiles in light oak are sturdy under foot and tall windows either side of the front door invite an abundance of light throughout. Opening up to the left is a welcoming lobby, where handsome fitted storage is perfect for guests' coats and shoes.

Laura Ashley décor, timeless classic, sets the motif for the inviting rooms found throughout Tall Trees. Turn to the right and there is a newly refurbished downstairs cloakroom with back to wall toilet, quartz vanity shelf, gold radiator and accessories, decorated in William Morris 'The Strawberry Thief'.







## Light-filled living

Continue along the oak tiled flooring and head into the music room, a peaceful room decorated in neutral shades that could also easily serve as an office, a snug for teenagers or a playroom, and which opens, via a glazed door, to the orangery.

Porcelain tiles in sage grey gleam underfoot, beneath light that flows in through the roof lantern above, as well as through surrounding windows and French doors, dressed in Laura Ashley blinds and curtains. With comfortable seating for eight, this sunny room retains a constant connection with the outdoors whatever the weather.

Double doors connect the orangery through to the dining room, where the oak tiled floors continue with elegant Laura Ashley wallpaper and attractive cornicing ideal for hosting dinner parties. Follow the flow back through to the entrance hall, turning left into the kitchen. The oak floors continue into the kitchen giving a timeless flow to the property and a cohesive modern look throughout.



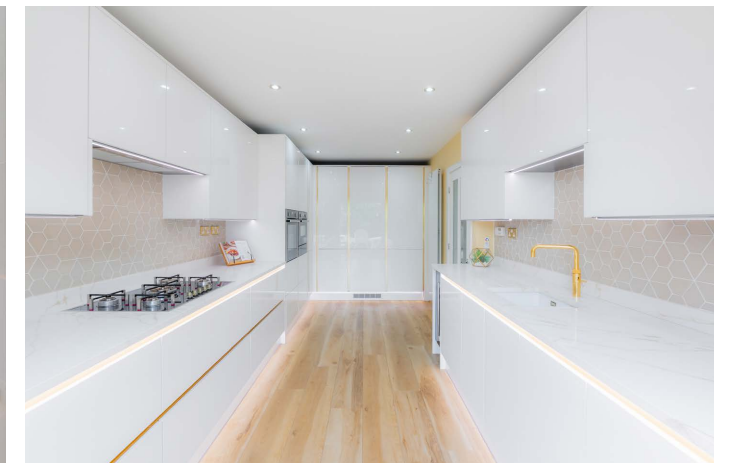




## Sociable hub

The kitchen is a recent upgrade to the property and no expense has been spared, built to house an abundance of modern appliances including a double height fridge and double height freezer along with a hide and slide oven, microwave oven and warming drawer by Neff and Quooker tap to name just a few.. The kitchen makes a statement with its ultra modern high gloss design complemented by gold trim, gold spotlights and gold Quooker tap. The back splash runs the length of the cabinets on both sides of the room and is finished in a light colour glass mosaic tile so as not to detract from the multi colour lighting beneath the cabinetry. Lighting is an important part of the overall look and feel to the kitchen whether it is task lighting or disco lighting this kitchen has it all.

Furnished with a gas hob and extractor fan, Quartz white and gold veined worktops offer ample preparation space. Take tea on the patio, easily accessed via the French doors at the far end of the kitchen. This kitchen has been designed and built with the cook in mind, for anyone who enjoys entertaining and feeding friends and family this kitchen is designed to deliver.







## Relax and unwind

Coming out of the kitchen, into the entrance hall, a few carpeted steps lead up to the living room, a cosy winter haven, with recently fitted beige coloured carpet underfoot and bathed in light from windows to two sides. Close the blinds, switch the lamps on and snuggle up on the sofa in front of the contemporary electric fire.

*“It’s a very sociable home, great for entertaining.”*



## Bedtime beckons

Take the stairs up to the first floor, turning left to reach the main bedroom. A high vaulted ceiling adds a light and airy feel, whilst shades of duck egg blue dress the walls. Plenty of storage is available in the eaves. Wake up to leafy treetop views through the high windows. Refresh with a morning spritz beneath the shower in the newly fitted and fully tiled en-suite, with hexagonal pink splash back feature wall and floor to ceiling pale grey porcelain tiles. A floor standing grey two drawer cabinet houses the wash basin, providing ample storage together with WC and heated towel radiator.







## Soak and sleep

Returning to the landing, make your way along to the left, to arrive at bedroom two, dressed in gold and greys, with a wall of fitted wardrobes.

Next door, a recently fitted stylish and contemporary bathroom features a large P-shaped bath with overhead shower, wash basin with under cabinet storage, WC, heated towel rail and elegant tiling, with a vanity shelf for toiletries and essentials.

Continue along the landing and take a series of steps up to the third bedroom, set beneath a gently sloped ceiling, with a mirror image fourth bedroom next door – both large enough for double beds and ideal for children, set a distance from the main bedrooms on their own split level, affording a sense of separation and independence – overlooking the driveway and garden to the front.



# Entertaining al fresco

Outside, the hard landscaped garden to the rear of Tall Trees is set over two levels, with a large patio running around the home and to the side of the orangery, ideal for al fresco dining. Electric lighting provides attractive illumination to the colourful trees and bushes for a handsome backdrop on summer evenings. Listen to live music beneath the verandah and share a glass of fizz with friends in the log cabin. Both verandah and cabin are fantastic additions to the garden, ensuring all-season use even when the evenings get cooler and the nights draw in, served by power and light thus allowing for the enjoyment of the areas late into the evening.

The large, manicured lawn has been carefully maintained, weeded and fed throughout the year. Bathed in sunlight throughout the summer months, there are plenty of spots in which to sunbathe. Colour bursts forth from April onwards, as tulips, daffodils and broom pave the way for peonies, camelias, hydrangeas and rhododendrons.









## On the doorstep

Enjoy the peace and privacy of Tall Trees, whilst retaining the close connection to so much, right on your doorstep. Only 10-15 minutes from the door enjoy dinner out at Italian restaurant La Bella Chime, or head to The Hart of Hartford for breakfast, lunch or dinner. A little further down, arrive at the beautiful Hartford Hall with its landscaped gardens and divine restaurant food. Hartford is also home to a large, well-attended church, with many social clubs and events taking place throughout the year.

*“There’s everything you need here, for young and old.”*

Within walking distance of Tall Trees is esteemed independent school The Grange, with Hartford High and St. Nicholas Catholic High School both just a short walk away. Renowned. Renowned for its excellent and wide offering of schools, there are several primary and secondary schools within easy reach. Not far from Tall Trees is Moss Farm, where live music and entertainment is held in August over the bank holiday. With rugby and football pitches as well

as tennis courts, this area is also popular with dog walkers. Within 10-15 minutes’ walk, discover a golf driving range and tennis courts. Nearby is a local Sainsbury’s and Coop; simply leave the car behind and walk out for your weekly shop. Only 15 minutes’ walk from two train stations, connections to the North, East, South and West are within your grasp. Pick up links to Chester and Manchester from Greenbank Station and hop on the Crewe-London line or head up to Scotland from Hartford Station. There is also a bus stop at the end of the close.

A bright, sunny, spacious and welcoming entertaining-home, ideal for couples and families, Tall Trees is ideally located for everything you need.

## Ask the owners

Where do you go when you need...



### Groceries?

Co-op or The Stores  
Delicatessen Hartford



### A walk?

Marshall’s Arm leading  
to the River Weaver



### A bite to eat?

Hartford Hall or La  
Bella Chime, Hartford



### A day out with the family?

Manchester, Chester, Liverpool or  
Knutsford - all easily accessible by train



### A local pub?

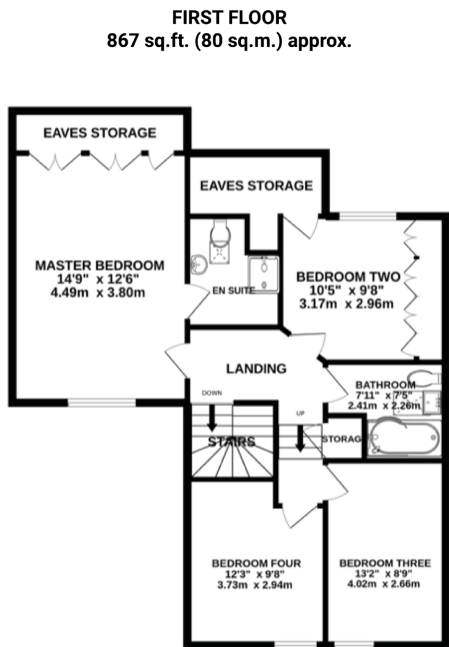
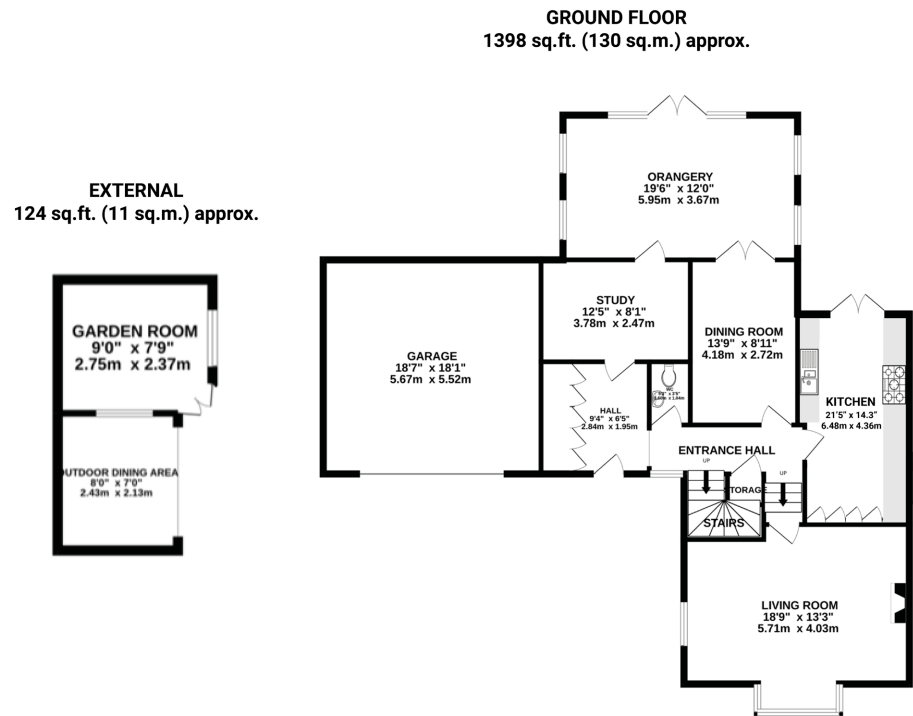
The Coachman, Hartford



### School?

Hartford Primary and High  
School or The Grange

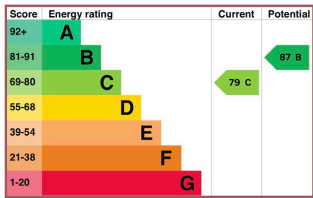




## Key features

- Nestled at the end of a quiet cul-de-sac in the heart of Hartford
- 2389 square feet of living space
- Light-filled interiors
- Sleek, modern kitchen
- 4 bedrooms, 2 bathrooms
- Beautiful mature gardens with a summer house
- Well-connected with easy access to amenities and transport/commuter links

See Phil's  
Video  
Tour



**TOTAL FLOOR AREA: 2389 sq.ft. (221 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.

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