



**The Paddock Eaglesfield, Hartford Northwich CW8 1NQ**

**welcome to**

**The Paddock Eaglesfield, Hartford Northwich**

A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUALLY DESIGNED BESPOKE FAMILY HOME OFFERING APPROXIMATELY 258 SQUARE METRES OF VERSATILE LIVING SPACE IN A HIGHLY SOUGHT AFTER HARTFORD LOCATION!



## Ground Floor Entrance Hall

Entrance door leading to the reading area with feature floor to ceiling window, travertine marble flooring, stairs to first floor, radiator and galleried landing

## Cloakroom

Storage for coats, shoes and equipment

## Lounge

24' x 12' ( 7.32m x 3.66m )

Vaulted ceiling, sliding doors leading to rear garden. Two additional double glazed windows, gas fire in surround and two radiators

## Dining Room

13' 4" x 12' ( 4.06m x 3.66m )

Sliding doors leading to patio seating area, open plan to lounge and radiator

## Kitchen

13' 2" x 12' ( 4.01m x 3.66m )

Range of fitted wall and base units with work surfaces over, space for dishwasher and fridge/freezer, gas hob, electric double oven and extractor, stainless steel sink and drainer unit, breakfast bar seating area, double glazed window, travertine marble flooring and radiator

## Utility Room

12' x 4' 8" ( 3.66m x 1.42m )

Glowworm system boiler supplying the main house, plumbing for washing machine, two double glazed windows and door leading to outside

## Study

12' 4" x 10' ( 3.76m x 3.05m )

Sliding doors leading to patio seating area, two feature floor to ceiling internal windows, wooden flooring, spotlight and radiator

## Bedroom One

15' 5" x 10' 7" ( 4.70m x 3.23m )

Sliding doors leading to rear garden, radiator and

door leading to en suite

## En Suite

Walk in shower, low level WC, bidet, hand wash basin, tiled flooring and radiator

## Bedroom Four

12' 3" x 9' 2" ( 3.73m x 2.79m )

A double bedroom with double glazed window, and radiator

## Family Bathroom

8' 5" x 8' ( 2.57m x 2.44m )

Bath, separate shower cubicle, low level WC and hand wash basin

## First Floor

### Galleried Landing

Open plan feature galleried landing that leads to bedrooms two and three

## Bedroom Two

18' x 9' 8" ( 5.49m x 2.95m )

A double bedroom with vaulted ceiling, two double glazed velux windows and radiator

## Attic Storage

18' x 9' 4" ( 5.49m x 2.84m )

## Bedroom Three

12' 1" x 10' ( 3.68m x 3.05m )

A double bedroom with vaulted ceiling, double glazed window and radiator

## Wc

Low level WC and hand wash basin

## External

A private road that is shared by just four other properties, leads to an impressive plot that offers approximately 3/4 of acre of secluded grounds. Extensive wrap around lawned gardens that are not over looked, patio seating areas, walled bin store, a double garage and additional off road parking for several vehicles

## The Annex Entrance Hall

Leading to accommodation with radiator

## Lounge

20' 6" x 13' 1" ( 6.25m x 3.99m )

Sliding patio doors leading to rear garden, double glazed window to rear aspect and two radiators. This room is used as a craft/ hobby room by the current owners

## Breakfast Kitchen

11' 8" x 9' 8" ( 3.56m x 2.95m )

Double glazed window to front aspect. This room is currently used for storage but has gas, electricity and drains connected

## Utility Room

Stable door to outside and double glazed window to front aspect. Plumbing for washing machine and recently fitted 'Worcester Bosch' combi boiler with ten year guarantee (of which nine years are remaining).

## Cloakroom

Low level WC and hand wash basin

## Storage Cupboard

Access to loft space with ladder

## Bedroom Five

12' x 12' 6" ( 3.66m x 3.81m )

Double glazed window to rear aspect and internal door allowing access to the main house

## Bathroom

8' 9" x 8' ( 2.67m x 2.44m )

Low level WC, hand wash basin, bath and plumbing for a separate shower



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## The Paddock Eaglesfield, Hartford Northwich

- Individually Designed Family Home with Annex
- Set in Three Quarters of an Acre
- 258 Square metres of Versatile Living Space
- Bespoke Features Throughout
- Highly Sought After Central Hartford Location

Tenure: Freehold EPC Rating: C

offers over

**£800,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
NRT107084 - 0011

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