

*Hillview*  
CUDDINGTON





Cherish the stillness of nature from Hillview, a sanctuary of a home set high into the Cheshire treeline. Recently remodelled to enhance functionality and flow, with a separate garden building currently serving as both office and gym tucked away at the top of the garden, at Hillview, nature is not merely nearby; it's part of daily life.

*"I always look forward to coming home the moment I pull up onto the lane. It's that sense of quiet."*



## COME HOME TO *calm*

Set back along Waste Lane, a peaceful, no-through road in the sought-after village of Cuddington, Hillview offers everyday escape, with the Whitegate Way just moments from the front door for dog walks, runs and family adventures. Indoors, extended and reimaged open plan spaces bring people together, for a home that flows both indoors and out, with the detached gym and office perched high in the garden, offering inspirational, treetop views.

With provision in place for future electric gates, arrive via the newly landscaped driveway, thoughtfully widened to accommodate multiple vehicles. As the driveway winds past the front lawn, to the side, a detached garage offers secure space for storing bikes, paddleboards, or a car.

Ahead, the tall, gabled front window is instantly captivating, part of the renovation work that also continues in the new timber-framed porch entrance, up a set of steps. Added in 2016, this newly extended entrance works well to create a sense of arrival, opening to reveal an abundance of storage.





Classically timeless, a six-panel oak door opens into the lounge beyond, matched by warm wooden flooring underfoot. Naturally zoned by its soaring ceiling height, which lifts and expands to double height at the front, light streams in through the apex window, framed in oak, and Velux windows above.



A WARM  
*welcome*

Beneath the beams, a full run of bespoke cabinetry keeps coats, shoes, school bags and everyday clutter hidden from sight. Behind the seven-panel frontage, double-height hanging rails, deep drawers, shelved compartments and overhead cupboards serve as a beautifully designed solution to family life, with a place for everything and everything in its place.





## ROOM WITH A *view*

Drawing in the morning sun, watch for the quiet comings and goings of life along the peaceful Waste Lane from the elevation of the lounge, as the tuneful birds flit by and the occasional dog walker passes. Feature pendant lighting echoes nature's patterns, conjuring images of dandelion clocks from above, whilst over the door, exposed beams nod to the home's rustic, country comfort. A modern log-burning stove with industrial-style flue fills the lounge with warmth.





MADE FOR FAMILY  
*moments*

Flowing from the front lounge into the heart of the home, the dining area connects with the kitchen, drenched in light from a trio of windows dressed in crisp white plantation shutters; a fresh, modern touch that invites light to pour in while retaining a sense of privacy and peace. Currently housing an eight-seater table, wine and dine in comfort, with a second log burner adding ambient warmth on winter evenings.

Underfoot, herringbone flooring runs through into the clean-line, country contemporary kitchen, where soft, moss green, handleless cabinetry leaves a sleek, clutter-free feel. Furnished with a Rangemaster cooker, Bosch appliances and abundant storage, there is even scope for the addition of an island, should you desire.







SANCTUARY  
*awaits*

Soothe your senses in the freestanding tub within the family bathroom, where, with the door ajar, you are perfectly positioned to admire the leafy treetop views through the front window in the lounge. Alongside a wash basin, storage and a WC, there is also a separate double shower cubicle, offering an invigorating start to the day.

After a soak, when bedtime beckons, three soporific bedrooms await, with an en suite WC with wash basin featuring in bedroom two, a warm and welcoming double bedroom.



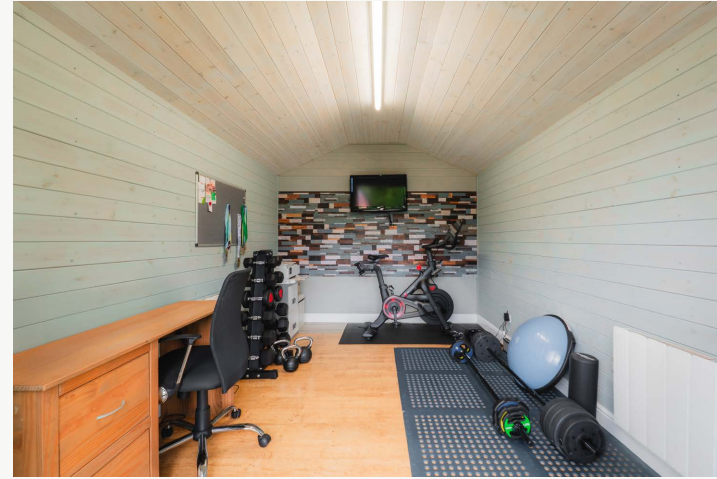


Next door, the master bedroom is a restful retreat, with the wake-up alarm call of birdsong offering a tranquil start to the day from the trees outside. Built-in wardrobes run the length of one wall, cleverly configured with double height hanging rails, internal drawers and plenty of enclosed storage.

Mirrors within the wardrobe doors amplify the light flowing in through the shuttered windows, whilst plush carpet and tranquil tones of blue in the feature wallpaper add a luxurious, soothing feel. Freshen up in the en suite, currently furnished with shower, WC and hand basin and with scope to reconfigure into a wet room if desired.

Across from the main bedroom, the third bedroom is currently used as a dressing room. A flexible space with tall, floor-to-ceiling fitted wardrobes, a mix of hanging rails, shelves and deep cubby holes it would comfortably accommodate a single bed or small sofa bed, making it ideal as a guest room, nursery, or quiet workspace tucked away from the busier flow of the home.





## OUTDOOR *oasis*

A stable door from the utility room leads out to a private courtyard, where the detached garage is within easy reach for overwintering garden furniture. From here, steps rise gently to the upper garden, a lawned, hedged haven where a mature fruit tree dripping with ripe apples sits at its heart (perfect for a crumble come autumn). Enchanting, elevated views across the surrounding treetops create the perfect creative setting for young and older members of the family. Tucked at the top, discover the home office and gym, a peaceful retreat just moments from the house, with French doors at the front inviting light, garden views and a balmy breeze through. Perfectly placed for work, rest and workouts, surrender to the serenity and stillness of nature.



## OUT AND *about*

Embrace nature, quiet living and a sense of security at Hillview. As a peaceful no-through road, Waste Lane feels quietly tucked away from the wider world, with no passing traffic, just nature's soundtrack and the occasional whir of a passing cyclist en route to the Whitegate Way. A neighbourhood where people tend to remain for decades, only moving on once the children have flown the nest, neighbours are friendly and helpful, taking a shared pride in keeping the lane well maintained.

For lovers of the outdoors, step straight out onto the Whitegate Way without touching a road; ideal for running, walking and mountain biking, or simply clearing your head in the fresh air. Delamere Forest is within easy reach too, with its wide trails and tree-canopied picnic spots.

Families are well served, with local primary schools in Norley and Sandiway, a great choice of clubs for little ones, and even a girls' football team in the village. Blakemere Craft Centre is also just down the road for weekend wandering, with independent shops, a café and a local pub all walkable without venturing near the main road.

When venturing further afield for work or shopping trips, Cuddington station is convenient, offering direct links to Manchester, Chester, Knutsford, Altrincham and Hale; perfect for work or weekends, with no need to drive into the city.

A home remodelled for future-thinking family living that encourages togetherness; open-plan yet peacefully private when it counts, enjoy the quiet contentment of life at Hillview, where the birds sing late into the evening. At Hillview, calm isn't a concept, it's a way of life.

## ASK THE

*owners*

Where do you go when you need...



A walk?

We are spoilt for choice with lots of nearby walks on the doorstep including The Whitegate Way and Delamere Forest



A bite to eat?

DeFINE Food and Wine or the Blue Cap in Sandiway, or Fox and Barrel in Cotebrook



A day out with the family?

The list is endless, with direct rail links from the village to Chester and Manchester. There's also Blakemere Village on the doorstep



School?

Sandiway and Norley for Primary Schools, Weaverham, Tarporley or Hartford for High Schools



Groceries?

Premier and Chatwins Bakery in Cuddington

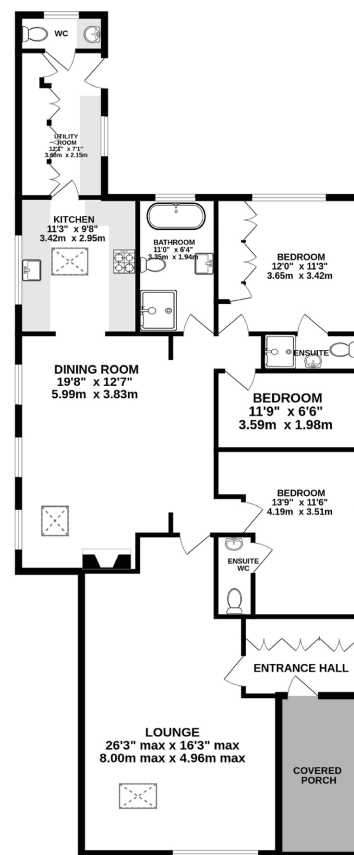


A local pub?

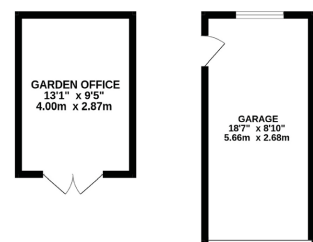
Tigers Head in Norley



1409 sq.ft. (130 sq.m.) approx.



287 sq.ft. (26 sq.m.) approx.

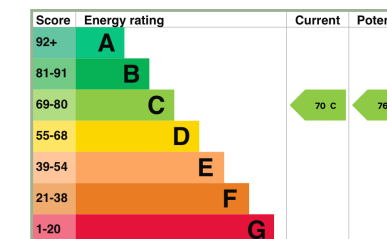


**TOTAL FLOOR AREA: 1696 sq.ft. (156 sq.m.) approx.**  
EXCLUDING GARAGE / OUTBUILDING: 1409 sq.ft. (130 sq.m.) approx.

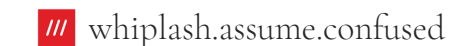
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

## KEY features

- Contemporary, nature-connected home elevated above the treeline in peaceful Cuddington
- Recently remodelled and extended to maximise light, flow and family functionality
- 1409 square feet of internal living space, plus garage and separate garden gym / office space
- Exceptional main living space with an oak framed picture window overlooking local woodland
- Open-plan living-dining-kitchen with vaulted ceiling and dual log burners
- 3 bedrooms, 2 bathrooms
- Tiered garden with apple tree, private courtyard and tranquil upper lawn
- Walkable to Cuddington's shops and railway station
- Excellent location for transport and commuter links



Unable to locate the property?  
Try [what3words](#)



\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*

Hillview

Waste Lane  
Cuddington  
CW8 2TD



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)

[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)

01606 339922 | 01829 700359 | 01925 595950 | 01244 919 111

57 Church Street, Davenham CW9 8NF  
56c High Street, Tarporley CW6 0AG