



3 THE WOODLANDS

THE GRANGE, HARTFORD





INTRODUCING



3 THE WOODLANDS
THE GRANGE, HARTFORD

Exceptional detached luxury home set within the exclusivity of a rarely available small gated enclave. Unfolding over 6612sq ft, a superbly composed layout includes a magnificent orangery connecting the main accommodation to the capacious gardens, a heated level-deck indoor swimming pool, jacuzzi, steam room, sauna and self-contained apartment.

Elegantly styled with impeccable precision, its architecture is both striking and tastefully contemporary. A gated driveway and triple garaging supply secure off-road parking, and the hugely private location offers an enviable slice of tranquillity and seclusion.



GATED EXCLUSIVITY

Nestled at the end of a prestigious electric gated development of just four properties, this exceptional home is further enhanced by its own private gates, opening onto a sweeping driveway and beautifully landscaped grounds. Perfectly curated for family life, entertaining and a healthy lifestyle, its expansive layout signifies an exemplary understanding of light and space that gives options for multi-generational living, guests and working or running a business from home. The fluidity of its design is simply impeccable.







A GRAND WELCOME

With the beautiful warming tones of solid wood and a palette of soft neutral hues, the main accommodation unfurls from the grandeur of a central entrance hall where a split staircase rises gracefully to the galleried landing above. The decorative borders of the Amtico flooring and elegant cornicing demonstrate the attention to detail that features throughout, whilst double doors to either side connect with a wonderful array of reception rooms.



A ROOM FOR LIVING

With bay windows and a refined stone fireplace an excellent formal sitting room conjures a tremendous place in which to catch up with one another's lives. Impressively generous, its notable dimensions connect at the rear to a vast dining room with gracefully high ceiling and twin sets of French doors leading out to the garden and patio.







ENTERTAIN, INDULGE, UNWIND

However, it is to the side that further doors allow the space to flow into somewhere incredibly special – the breathtaking design of a spacious orangery. Bathed in sunlight and warmed year-round by underfloor heating, it offers a wealth of adaptable places to relax and entertain.

A sleek contemporary log burner adds both a striking focal point and a cosy ambience on cooler evenings, while above, a glorious vaulted glazed ceiling enhances the sense of light and space. Centred around a sublime contemporary kitchen area, the room gives the illusion of al fresco entertaining and dining no matter the weather.

An expansive wall of bi-fold doors allows a landscaped patio to engender a seamless extension of the space while a series of glazed double doors tempt you into the heavenly addition of an indoor pool room where a heated level-deck swimming pool and jacuzzi sit beneath a voluminous timber clad ceiling that engenders a prized feeling of height and space. Whether you love to entertain, sit and sip cocktails around the curved bar of a central island or stay fit and healthy with regular laps in the 40ft heated pool, this sensational duo of spaces captivates and inspires for all the right reasons.

A perfectly positioned sauna and steam room are accomplished additions that enhance the quality of life further still, and tucked away out of sight, you'll find the plant room, shower room and WC.









A SPACE TO COME TOGETHER

Equally impressive and extensive, to the other side of the entrance hall the open plan layout of a pristine breakfast room, kitchen, family room and dining area is a hugely considered place for family life. Subtly defined yet easy flowing, they deftly merge to produce somewhere far greater than their individual sums.



With a lovely measure of light tumbling in through modern sash bay windows, the inviting breakfast area unites with a fully fitted modern kitchen to create a stylish dining space for both day to day life and entertaining. Rich granite countertops complement bespoke cabinetry, a prodigious central island has bar stool seating and whilst true cooks will admire the choice of integrated ovens, caffeine lovers will appreciate the integrated coffee machine.

FLEXIBLE BY DESIGN

Matching cabinetry creates a focal point media wall in the central family room and to the rear a triple aspect dining area has the flexibility to be adapted to your own needs. Currently used as a restful seating area, its French doors garner further excuse to step out into the gardens and listen to the birds singing.



DISCREET & PRACTICAL

Sitting hidden from view behind the entrance hall, a study with fitted desk furniture echoes the design themes adding a peaceful retreat in which to work from home when the need arises. A handy cloakroom and utility room complete the ground floor.







RETREAT, RELAX, RECHARGE

Upstairs a choice of five double bedrooms wrap-around the galleried landing of the first floor. An enviable principal bedroom has a fitted dressing room as well as the luxury of a divine en suite with a contemporary double ended freestanding bathtub, countertop basins and a walk-in waterfall shower.



ROOM TO GROW

Perfect for a growing family, two of the additional bedrooms have en suite shower rooms, and bedroom three has French doors that entice you out onto a fabulously large balcony that is a heavenly place to sit and take in the garden vistas and bird song.





A SOOTHING SANCTUARY

These immaculate bedrooms share a family bathroom that adds a final demonstration of the tasteful deluxe design that features cohesively throughout each and every aspect of this superior residence.

Illuminated by mood LEDs, a freestanding bathtub on a gently raised platform takes centre stage giving a decadently indulgent feel, whilst a glass framed walk-in shower has a ceiling mounted waterfall head.





CHARM FROM GATE TO GARDEN

Behind the wrought iron railings and secure gates of a considerable brick paved driveway the colour and greenery of established lawns and blooming flowerbeds lead you down to the canopied entrance of a double fronted facade with feature quoins and modern sash bay windows.

Attached triple garaging increases the amount of secure off-road parking and electric charge point and French doors give guests the opportunity to join you directly in the spectacular orangery that progresses seamlessly out onto a secluded patio.

Its breadth and positioning gives an open and easy transition that's ideal for al fresco days and dining, while the symmetry of its landscaping extends down to a picture perfect summerhouse set to a backdrop of timber framed beds, majestic trees and leafy borders. Substantial lawns give you a chance to stroll in the sunshine and for children to play and the dappled shade of the trees supplies soothing spots to recline with an afternoon tea or sundowner.













3 The Woodlands,
The Grange, Hartford,
Cheshire CW8 1GJ

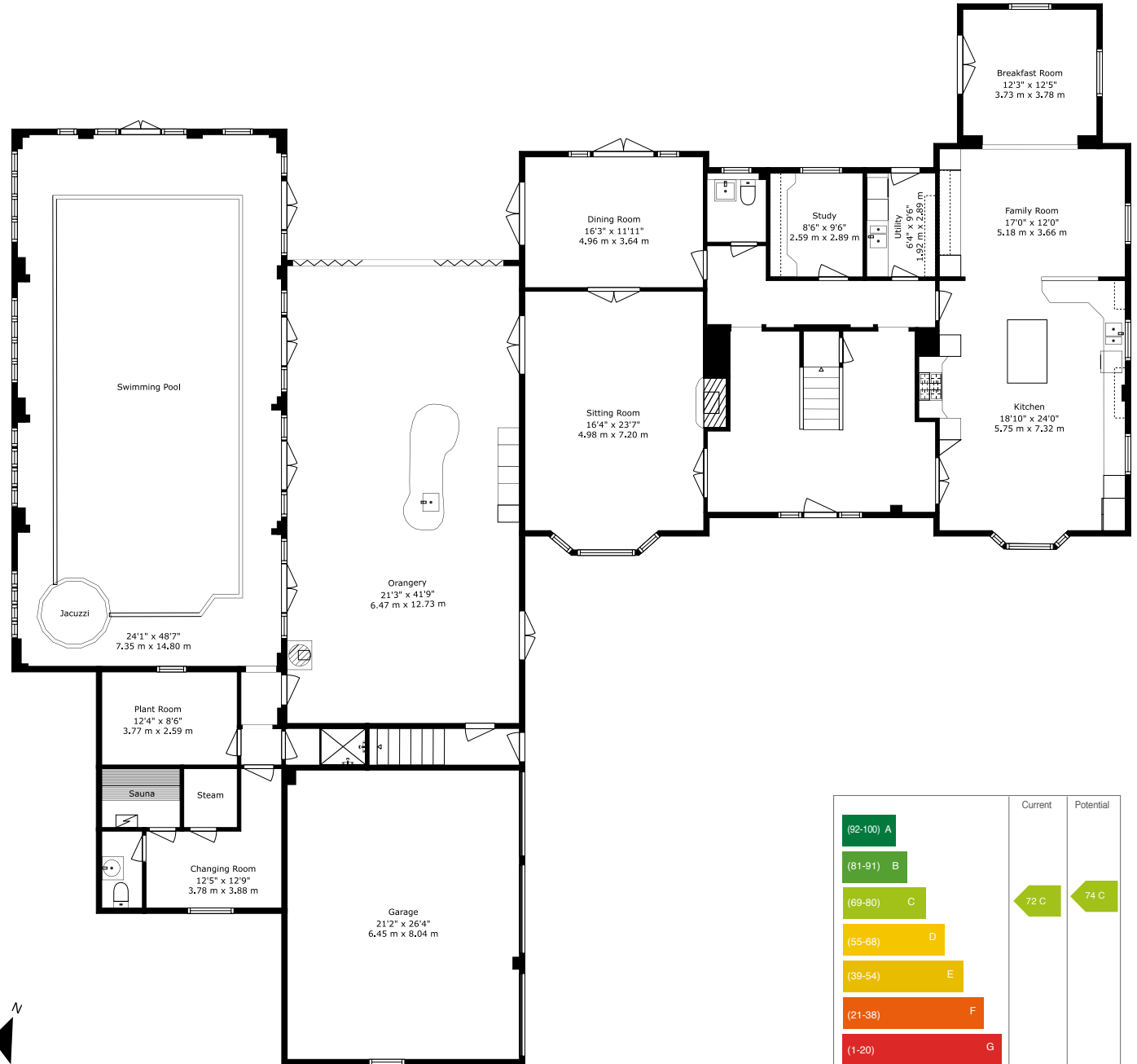
TOTAL:
6612 sq. ft, 614 m²

Ground Floor:
4395 sq. ft, 408 m²

First Floor:
2217 sq. ft, 206 m²

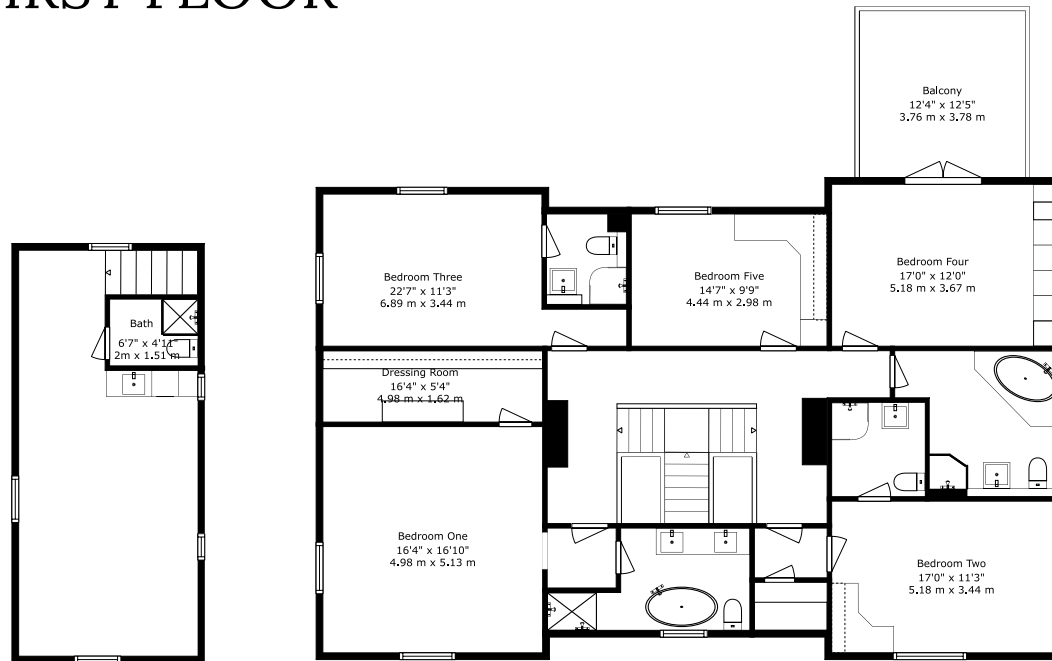
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.
The position & size of doors, windows, appliances and
other features are approximate only.

GROUND FLOOR



	Current	Potential
(82-100) A		
(81-91) B		
(69-80) C	72 C	74 C
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

FIRST FLOOR



VERSATILE SELF-CONTAINED LIVING ANNEX

Accessed via a dedicated indoor staircase, a thoughtfully incorporated triple aspect studio apartment stretches out above the attached garaging. Matching the laudable sense of space that you've come to expect at this point, it generates a fantastic self-contained option equally ideal for guests, a nanny, home office, multi-generational living or teenagers in need of a place to call their own. Its open plan living space has the capacity for a large double bedroom area, copious sofas and a games/media zone. A stylish kitchenette and en suite are perfect for longer term guests or dependent relatives.





3 The Woodlands, The Grange, Hartford, Cheshire, CW8 1GJ



SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



01606 351133
sales@jlordandco.com
www.jlordandco.com