



20 SANDFIELD LANE

HARTFORD



20 Sandfield Lane

Welcome to No. 20 Sandfield Lane, tucked within the heart of ‘Old Hartford’, a collection of individually designed homes and one of the village’s most sought-after enclaves.

Just minutes’ walk from the local primary schools and Hartford Hall, No. 20, Sandfield Lane, rises up at the end of a quiet cul-de-sac. A handsome home, built in 1955, No. 20 with its distinctive red-brick, steeply pitched rooflines, tall central gable and striking stairwell window stands apart from its neighbours with its individual architectural character.

Set on what was originally two plots, No. 20 curves gracefully into the hammerhead of the cul-de-sac, nestled within one of the widest gardens on the road, enhancing the sense of both privacy and presence.

Reflecting the scale of the plot, parking is plentiful. A tarmac driveway serves the detached garage with space for several vehicles, while a second gated gravel drive offers additional parking for a motorhome, making full use of the home’s broad frontage.

A paved pathway leads from the gated entrance through the lush green lawn to the front door, and into a quarry tiled porch beyond the red front door.



Welcome home

Handsome, original parquet flooring flows out underfoot in the entrance hall, where the classic, neutral décor of the home sets out its stall. Freshen up in the cloakroom on the right, with wash basin and WC, before making your way through into the spacious and bright open plan dining kitchen.

Part of a modern extension, this large, light filled room is tiled in earthy tones underfoot and furnished with an array of appliances including a double oven, stainless steel hob and built-in

dishwasher. Two substantial wall cupboards provide excellent storage leaving ample space to the centre for a breakfast table.

To one side, a door opens into a sheltered boot-room side porch, itself connecting to the gardens at the front and the rear and with access to store rooms and the garage. Tucked off the kitchen to this side there is also a useful laundry room with plumbing for a washer-dryer and space for a fridge.



“We walked in and were blown away by the size of the home; it was instantly clear to me how to reconfigure it into a family home.”

Light, space and flow

Continue straight through from the kitchen into the television lounge, a sociable room with far reaching views down the garden through sliding patio doors.

Follow the easy flow of No. 20 from the television room through into the large, light Conservatory, with air conditioning fan overhead and access out once more to the garden through French doors, perfect for entertaining al fresco in summertime.

20 Sandfield Lane



“We fell in love with the garden before we even moved in. At around 160 feet long, it gives a wonderful sense of space and privacy and the views from the home are beautiful in every season.”



Cosy comfort

Completing the downstairs flow, the Conservatory loops through into the warm welcome of the lounge, where parquet flooring features underfoot once more. With its classic décor, handsome Cotswold stone fireplace and traditional open fire, this is a wonderfully welcoming winter room, cosy on Christmas mornings with the coals glowing and tree lights twinkling. A family hub, the lounge also connects through to the kitchen and entrance hall.

“The children growing up loved the comfort of the coal fire.”



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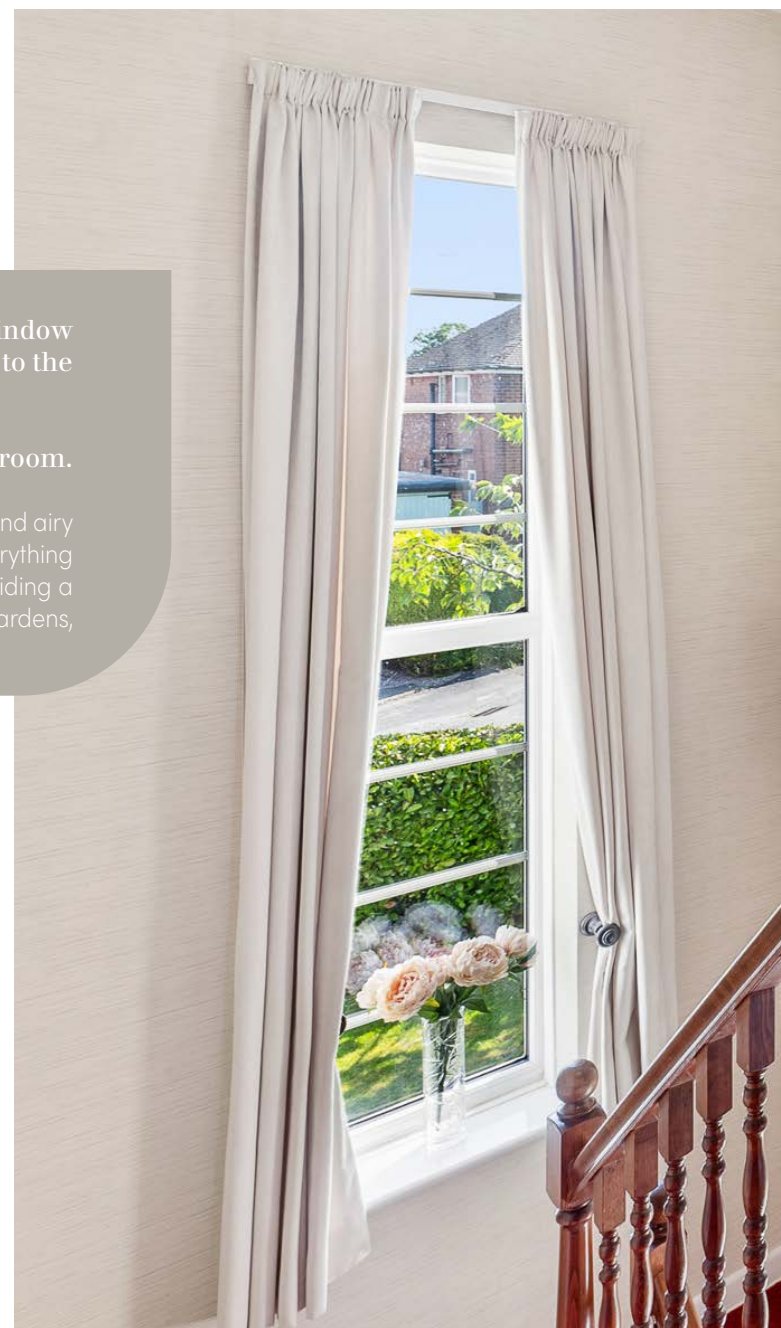
Bedtime beckons

Ascend the staircase as it turns up past the tall double height window inviting an abundance of light both down to the ground floor and up to the first-floor landing.

With plenty of fitted storage ahead, turn left and into the master bedroom.

Light streams in from large windows at both the front and rear, creating a bright and airy ambience. With a wall of built-in Sharps wardrobes, there is ample space for everything from everyday essentials to occasion wear, with matching bedside cabinets providing a cohesive finish. The large windows at both the front and rear overlooking the gardens, invite greenery into the room throughout the year.

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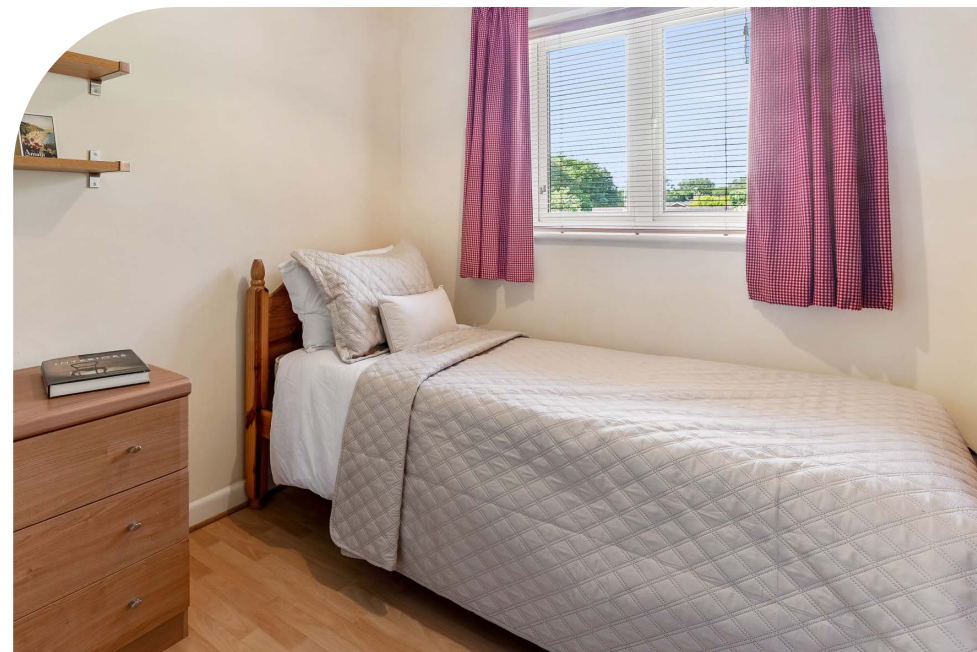


Next door, built-in wardrobes feature in the middle bedroom, while also overlooking the garden at the rear, bedroom two features built-in storage once more, offering ample space for a double bed.

Also off the landing, relax and refresh in the large family bathroom where a cast iron slipper bath is perfect for leisurely soaks, alongside a wash basin, WC and separate shower.

A cleverly designed space-saver staircase rises to the upper level, providing access to the room above.

Currently serving as a home office, this characterful room, tucked away within the roof space, offers flexibility for a variety of uses. Large enough to accommodate a double bed, it could equally serve as a guest bedroom, hobby room, teenage retreat or study, with natural light flowing in through the dormer window and built-in storage neatly incorporated above the stairs.



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A peaceful retreat

Wrapping around the home, the low maintenance garden, laid mainly to lawn, was one of the reasons the current owners fell in love with No. 20 more than four decades ago.

Extending to around a third of an acre, the garden offers all the space a young family could need, with room for swings, climbing frames, games on the lawn and childhood adventures that unfold amongst shrubs and hidden corners.

Bathed in sunshine from late morning through to the close of the day, both peaceful and private, bordered by mature trees and planting, with only bungalows beyond, enjoy hazy summer days with the family, from croissants and coffee on the patio in the morning to sundowners in the evening. Birds are constant companions here, while the occasional fox makes a fleeting appearance at dusk.

An all-season garden, Spring brings rhododendrons bursting into colour, joined by lupins beside the garage and wisteria winding its way into bloom. In Summer, bedding plants add further colour and depth, before Autumn transforms the garden once again as maples, acers and mature trees drift from shades of lime green and gold to copper and deep crimson.

Remarkably manageable, a collection of useful outbuildings including a brick-built coal store, bike store, greenhouse, kennel and several additional sheds positioned throughout the garden, provide storage for everything from gardening equipment to outdoor furniture.



Out and about

An ideal family home in the ever-popular Cheshire village of Hartford, with space to play in the large garden, step out from the home's central location to discover all the highlights nearby.

Head out for leisurely strolls along the River Weaver, while Marshall's Arm Nature Reserve and the surrounding countryside offer opportunities to explore throughout the seasons. Delamere Forest, with its leafy tracks and trails offers endless opportunities for walking, cycling and running, just a short drive away, while Hartford Golf Club is also nearby.

Foodies are well served by a range of options for dining, with Hartford Hall, The Coachman and The Hart of Hartford within easy reach, while Whillows Bar & Distillery provides a stylish setting for cocktails, wine and relaxed evenings with friends.

With Hartford one of Cheshire's most sought-after family

villages for schooling, families are well placed, with Hartford Primary School within walking distance, while highly regarded schools including The Grange School, St Nicholas Catholic High School and Hartford High School are all close by.

For commuters, Hartford is ideal, with the railway station offering direct services towards Chester, Liverpool and Manchester, while the A556 provides easy access to the M56 and wider motorway network. Chester is approximately 15 miles away, Manchester Airport around 20 miles and both Liverpool and Manchester city centres can be reached comfortably by road or rail.

A much-loved home for almost half a century, No. 20 Sandfield Lane combines space, privacy and potential in equal measure. Ready for its next chapter, the scale of the plot offers plenty of scope for future owners to evolve the home around their needs for years to come.

20 Sandfield Lane

Ask the Owners

Where do you go when you need...

GROCERIES?

For everyday essentials, we usually head into Hartford village, where there are several convenient options including The Stores Delicatessen, Co-op Food and Sainsbury's Local.

A WALK?

There are some lovely walks nearby, including along the River Weaver, offering scenic towpaths and peaceful surroundings. The nearby Marshall's Arm is also a popular spot to walk to.

A BITE TO EAT?

Hartford offers a fantastic selection of places to eat, including PRESS Coffee for relaxed coffee and light bites, and popular dining spots such as The Hart of Hartford and The Coachman. Nearby Northwich also offers a range of cafés and restaurants, giving plenty of choice for dining out.

YOUR LOCAL PUB?

Hartford Hall is a popular choice, offering a relaxed atmosphere and good food. A popular addition to the area is Whillows – a stylish bar and distillery known for its drinks selection and dog-friendly setting, making it a great spot for both casual drinks and social evenings.

A DAY OUT WITH THE FAMILY?

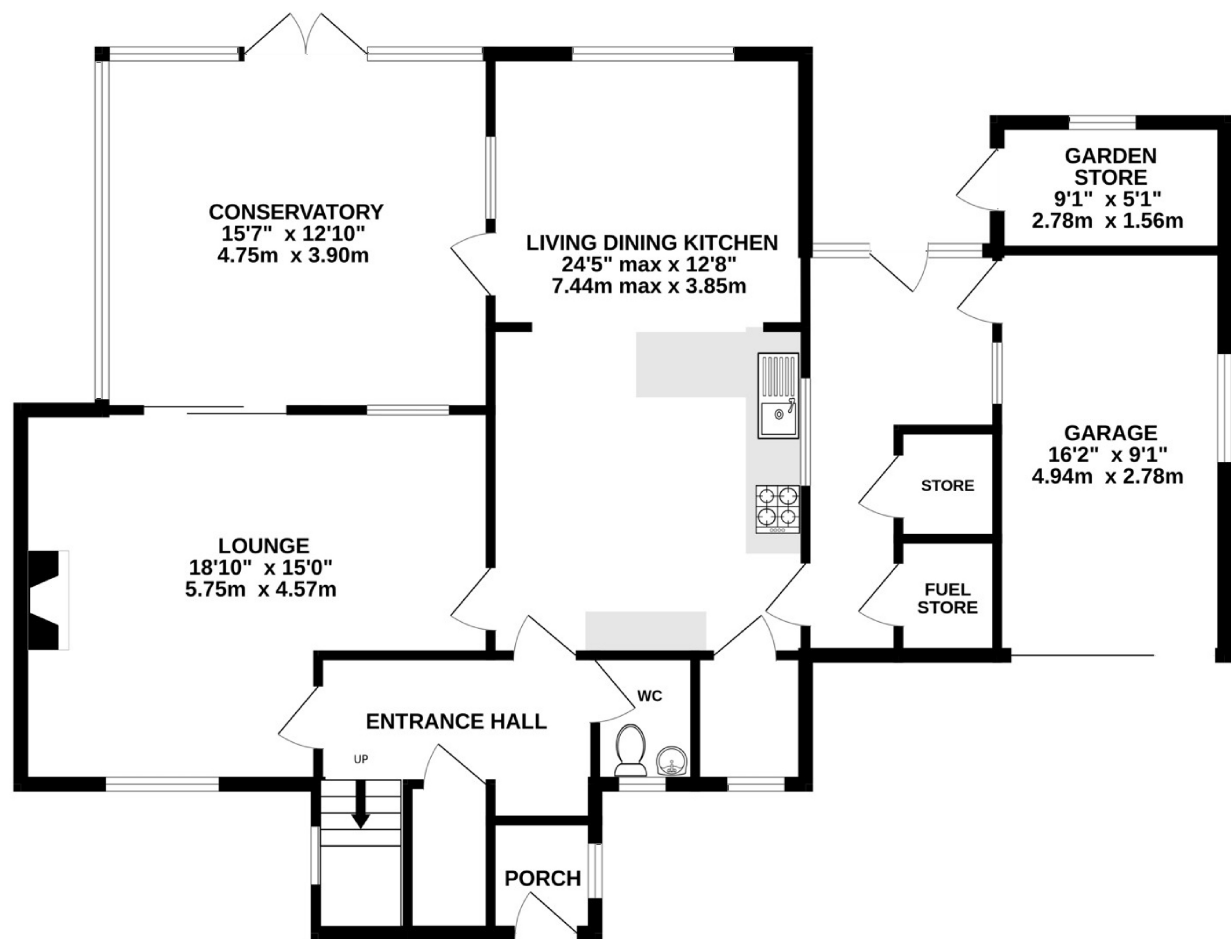
There are plenty of great days out nearby, including Delamere Forest for outdoor activities, walking and cycling. The city of Chester is also within easy reach, offering shopping, dining and family attractions such as Chester Zoo.

SCHOOLS?

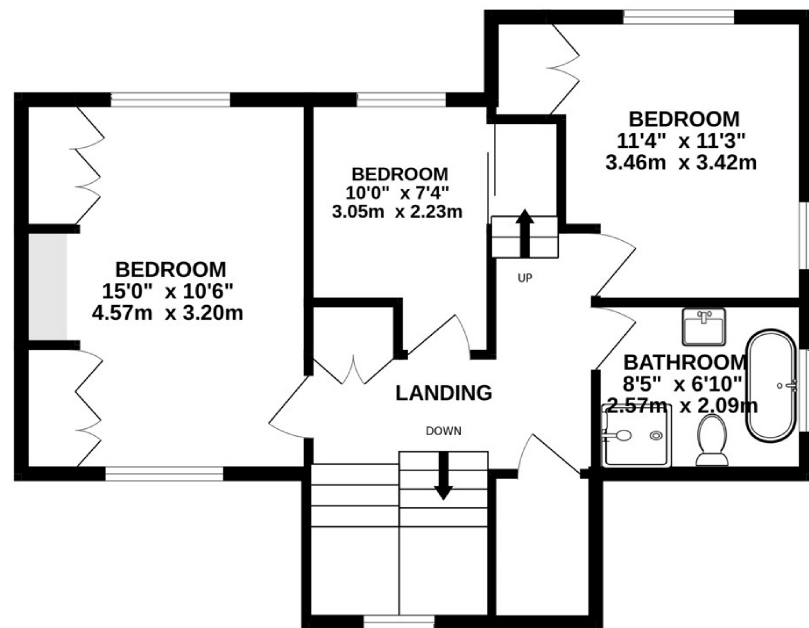
For primary education, options include Hartford Primary School and St Wilfrid's Catholic Primary School, both highly regarded locally. For secondary education, Hartford High School and St Nicholas Catholic High School are both popular choices for local families. For independent education, The Grange School is also nearby.

Floorplan

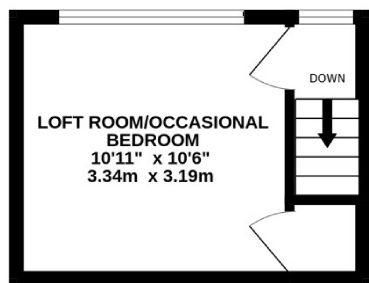
GROUND FLOOR
1253 sq.ft. (116 sq.m.) approx.



FIRST FLOOR
582 sq.ft. (54 sq.m.) approx.



SECOND FLOOR
146 sq.ft. (13 sq.m.) approx.



TOTAL FLOOR AREA: 1981 sq.ft. (184 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

- Individual detached family home positioned within a quiet cul-de-sac in the heart of highly sought-after Old Hartford
- Occupying a plot of around one-third of an acre, with one of the widest frontages and gardens on Sandfield Road
- Spacious and versatile accommodation including multiple reception rooms and a large conservatory overlooking the garden
- Open-plan dining kitchen with adjoining utility room, boot room and direct access to the garage and outbuildings
- Three double bedrooms plus a versatile loft room, ideal as a home office, guest suite or teenage retreat
- Extensive driveway parking, detached garage and additional gated parking suitable for a motorhome or caravan
- Beautifully private rear garden extending to approximately 160 feet, bathed in sunshine and bordered by mature planting
- Within walking distance of Hartford's excellent schools, village amenities, railway station and popular pubs and restaurants

See Matt's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

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