



5 LAMB STREET  
HARTFORD



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Occupying a generous corner plot on a prestigious Redrow development in Hartford, 5 Lamb Street is a beautifully presented four-bedroom detached home, ideally positioned for the village's cafés, amenities and well-regarded schools. With a stylish open-plan kitchen and living area, two further reception rooms, two en-suite bedrooms and a landscaped garden, the accommodation offers an appealing balance of sociable spaces and quieter places to retreat.

Thoughtfully updated interiors bring warmth and individuality to every room, creating a home that feels both sophisticated and entirely comfortable.

There is something particularly appealing about the position of 5 Lamb Street. Set behind mature hedging, with established trees softening the approach, the house has an attractive presence within its surroundings. Traditional red brickwork, timber detailing and a distinctive gabled roofline lend character to the architecture, while the corner position gives the property a pleasing sense of openness.

A pathway leads through the frontage to the sheltered entrance, with the detached double garage and driveway discreetly positioned to the side. Step inside and the quality of the interior becomes apparent. A cohesive palette of soft neutrals, richer accent colours and tactile finishes brings a sense of warmth to the accommodation, while the layout has been arranged to suit the changing rhythms of family life.









## SOMEWHERE TO SLOW THE PACE

The ground floor moves comfortably between areas designed for spending time together and rooms that offer a little more privacy. Herringbone-style flooring introduces a subtle continuity through the principal living spaces, while thoughtfully selected lighting, wall finishes and furnishings give each room its own identity. There is a pleasing balance between the practical and the personal. Nothing feels overly formal, yet the attention to detail is evident throughout, creating an interior that is as welcoming as it is visually appealing.

The lounge offers a comfortable retreat from the more sociable spaces beyond. Its generous proportions create a wonderfully comfortable setting for everyday family life, with ample room to relax together, entertain friends or simply unwind at the end of the day. A beautiful marble fireplace surround by Chesney's provides a striking focal point, introducing a sense of craftsmanship and enduring quality to the room, while the broad window, dressed with plantation shutters, introduces soft, filtered daylight. The muted palette allows the textures and furnishings to take centre stage, with warm flooring and decorative lighting bringing a sense of intimacy to the room. Double doors open towards the kitchen and living area, allowing the two spaces to become connected when entertaining, while retaining the option to close them off for a quieter evening.

## THE HEART OF EVERYDAY LIVING

Moving through to the rear of the house, the atmosphere becomes altogether more open and informal. The kitchen, dining and living area is a wonderful example of how one space can accommodate so many different parts of the day. Shaker-style cabinetry in a soft grey finish sits alongside marble-effect worktops, integrated appliances and a substantial breakfast peninsula.

Seating for four creates a natural gathering point, whether for breakfast before the school run, a coffee with friends or conversation while dinner is being prepared.

The kitchen has a clean, understated aesthetic, with generous storage and well-arranged working surfaces allowing the space to remain both practical and inviting.

Beyond, the room opens into an informal living and dining area, where a curved sofa introduces a softer, more relaxed feel. There is flexibility to arrange the space around family meals, comfortable seating or larger gatherings, without losing the easy connection between its different uses.

A wide arrangement of glazed doors draws the garden into view and allows daylight to move freely across the room. During the warmer months, opening the doors brings the terrace into everyday use, with the garden becoming an extension of the living accommodation. In winter, the same outlook provides a pleasant backdrop to evenings spent indoors.

It is easy to imagine this becoming the room in which much of family life naturally unfolds.









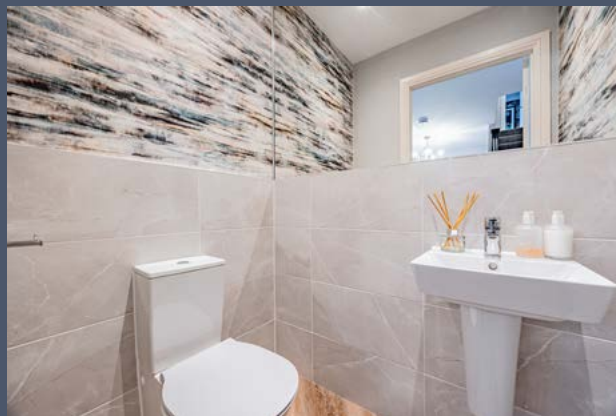
## ROOM FOR WORK, REST & EVERYTHING BETWEEN

Away from the main living areas, a further reception room offers the freedom to adapt the accommodation as needs change. Currently arranged as an office, its deep blue walls, geometric feature wallpaper and broad bay window give it a distinctive character. Plantation shutters provide privacy without compromising the natural light, while the room itself would work equally well as a playroom, reading room or additional sitting room.

It is this flexibility that makes the ground floor particularly well suited to modern family life, with somewhere for everyone to spend time independently when needed. The adjoining practical spaces have received just as much attention.

A separate utility room provides fitted cabinetry, laundry facilities, a sink and useful open shelving, keeping the everyday necessities organised and away from the main kitchen. An external door adds convenience for coming and going.

The downstairs W.C. has also been individually styled, combining marble-effect wall tiling with decorative wallpaper and contemporary fittings.





## A PRINCIPAL SUITE TO RETREAT TO

The first floor is devoted to four bedrooms and three bathrooms, providing a comfortable arrangement for family members and guests alike. Each bedroom has been given its own personality, with individual decorative schemes and a mixture of soft textures, patterned walls and understated finishes. The result is a collection of rooms that feel welcoming and personal, while remaining connected by the wider design of the house.

The principal bedroom is a particularly attractive space, with a broad bay window drawing natural light into the room. A textured feature wall creates a striking backdrop to the bed, balanced by a soft colour palette and the warmth of herringbone-style flooring. Fitted wardrobes provide useful storage, while the proportions allow for additional furniture and a comfortable seating area without compromising the feeling of openness.

There is a calmness to the room that makes it especially inviting, with enough space to enjoy a slower start to the morning or unwind at the end of the day. The adjoining en-suite continues the understated styling, with marble-effect tiling, a walk-in shower featuring rainfall and handheld fittings, a wall-mounted vanity unit and heated towel rail. Together, the two rooms form a private and comfortable retreat from the rest of the house.









## SPACE FOR FAMILY AND GUESTS

The second bedroom is another comfortable double, with a botanical feature wall bringing colour and softness to the interior. Fitted storage and plantation shutters complement the scheme, while its own en-suite shower room provides a welcome degree of independence.

The remaining two double bedrooms are equally adaptable. One has been styled with a striking floral feature wall and rich accent colours, while the other offers further flexibility for a nursery, guest accommodation or additional workspace.

Completing the first floor, the family bathroom has a fresh, understated appearance, with marble-effect tiling, a bath with overhead shower and glazed screen, and a contemporary vanity unit.

With two en-suites in addition to the main bathroom, the layout offers a practical level of convenience for busy mornings, visiting family and everyday routines.







## AN INVITATION TO SPEND MORE TIME OUTSIDE

The garden has been landscaped to create a series of inviting spaces, each offering a slightly different way to enjoy being outdoors. Directly beyond the kitchen and living area, a broad paved terrace provides plenty of room for outdoor dining and comfortable seating. It is a natural setting for long summer lunches, relaxed evenings with friends or simply opening the doors and enjoying the fresh air. A neatly maintained lawn brings greenery to the centre of the garden, while established hedging, planting and timber screening create an attractive backdrop.

Further around, a curved seating area sits alongside a timber pergola, offering a more intimate spot away from the main terrace. The different levels of planting and thoughtfully arranged seating areas give the garden interest without making it demanding to maintain. There is room to entertain, space for children to play and quieter corners in which to sit with a book or enjoy the afternoon sunshine.

To the side of the house, the detached double garage and generous driveway provide parking and valuable additional storage, leaving the rear garden free to be enjoyed.









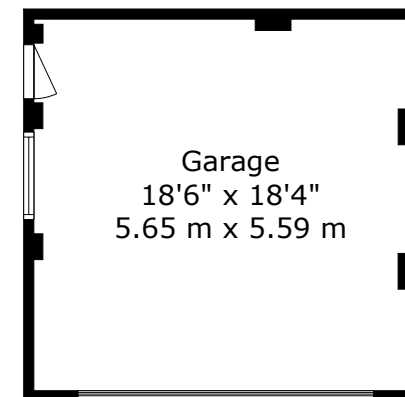
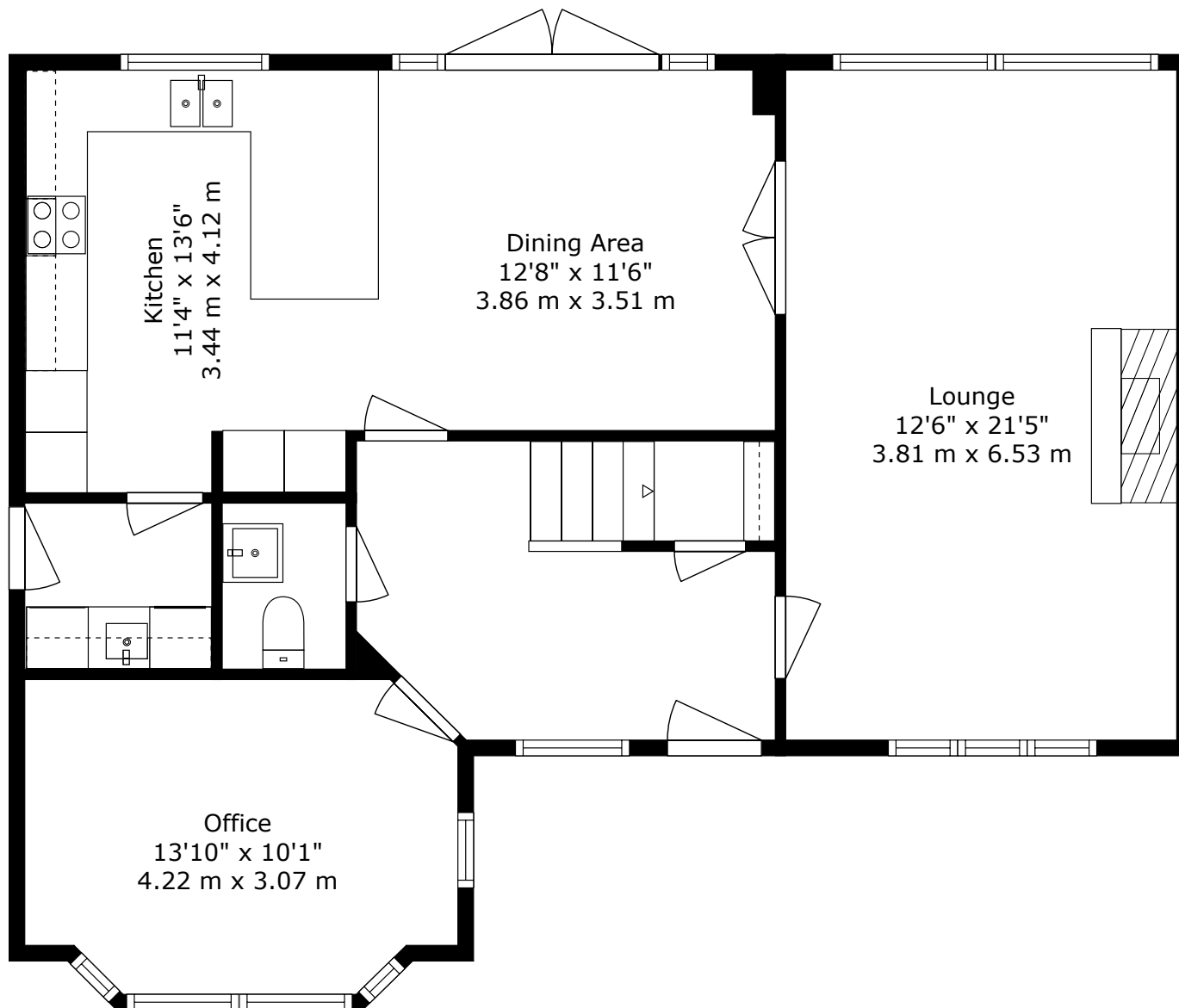
5 Lamb Street  
Hartford, Cheshire  
CW8 1SQ

**TOTAL:**  
2126 sq. ft 198 m<sup>2</sup>

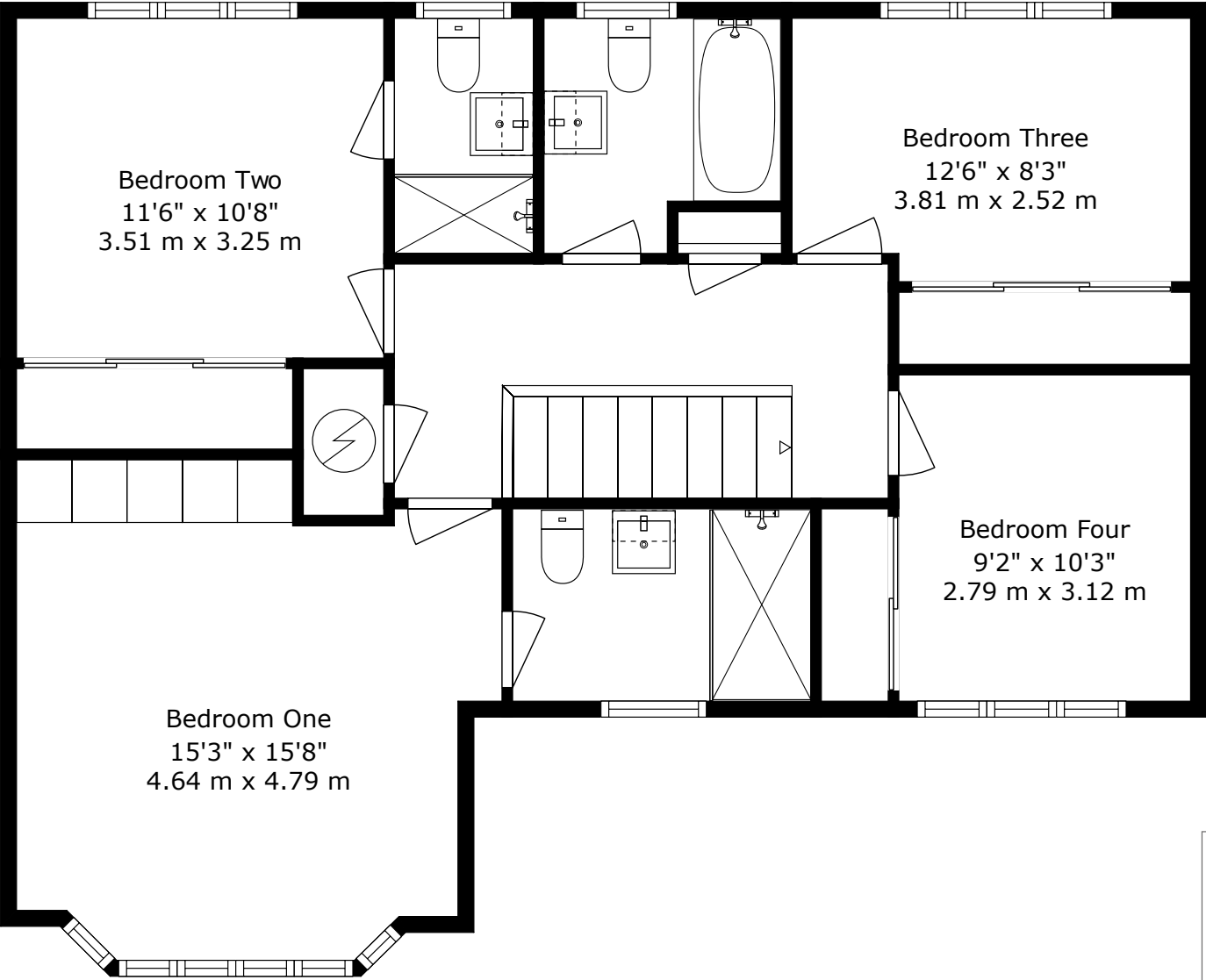
**Ground Floor:**  
1233 sq. ft 115 m<sup>2</sup>

**First Floor:**  
893 sq. ft 83 m<sup>2</sup>

## GROUND FLOOR



# FIRST FLOOR



|            | Current | Potential |
|------------|---------|-----------|
| (92-100) A |         | 92 A      |
| (81-91) B  | 84 B    |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-100) E |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |



5 LAMB STREET, HARTFORD, CHESHIRE, CW8 1SQ



SCAN TO VIEW  
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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