



HIGHFIELD

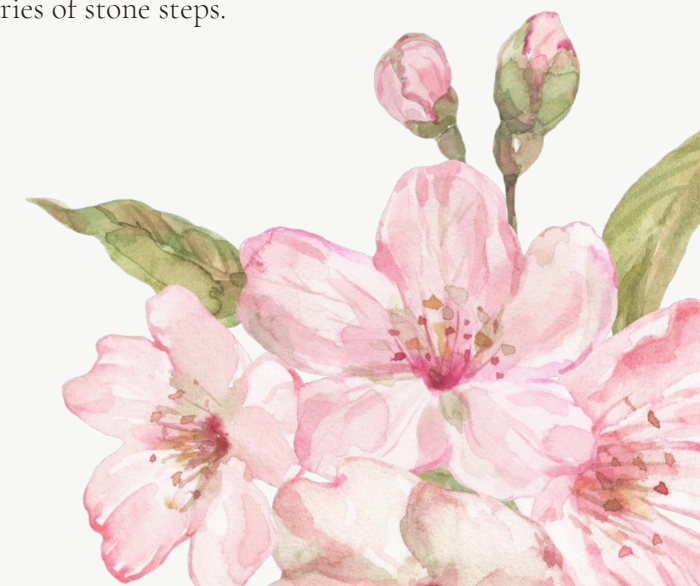
Acton Bridge





Mirroring the soft, rolling inclines of its setting, Highfield stands subtly elevated over the Weaver Valley and its spacious, private garden in the ever-enchanted Cheshire village of Acton Bridge.

The sense of seclusion begins before reaching the doorstep, with a long driveway sweeping up through lawn and tall, mature evergreen planting providing a buffer of greenery on arrival at the private parking area, gravelled and with ample space for up to ten cars. A detached double garage provides further scope, for storage, for use as a workshop or even a home gym. One of just two tucked away homes, Highfield branches off to the left, framed by borders brimming with colourful, fragrant planting, a spectacular show of pale pink clematis and a sheltered verandah, invitingly accessed up a series of stone steps.



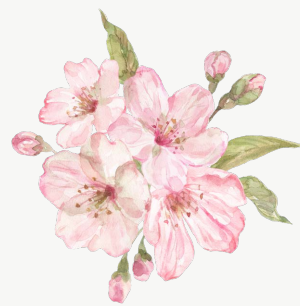


WELCOME HOME

Step into the broad, bright entrance hallway where diagonally laid wood-effect Karndean flooring amplifies the sense of space. An open archway provides a preview of the dining room to the right, with the palette shifting from a lichen green to a rich buttery yellow, light drifting in from a window overlooking the garden to the side.

To the left, the lounge offers comfort and views in abundance, with two large windows to the side and front offering leafy, elevated vistas out over the garden. Classically elegant, an ornate ceiling rose features overhead, with a gas living flame fire nestled within a pillared marble surround, while deep, warm Moroccan-feel reddish-brown shades adorn the walls. Morning sun streams through, bringing the garden inside.





COOK UP A FEAST

Feast your eyes on the spacious kitchen, located to the left, where the cosy warm shades of the lounge and dining room are replaced by crisp, fresh greys and white in the large format tiles underfoot, metro tiled splashbacks above the marbled worktops and classic, Shaker-style cabinetry. Currently furnished with a Range cooker, dishwasher and fridge freezer alongside a large, Belfast sink, there is plenty of space to dine as a family around the large central island, again packed with storage.

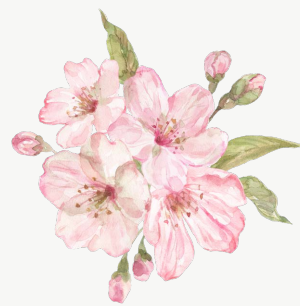




Light streams in through windows above the sink and through the windows of the orangery to the farthest end, where double doors open to the garden, making it ideal for al fresco dining on the patio in the summer months.

Tucked off the light-filled orangery, step through to the utility room, tiled underfoot and with plumbing for a washing machine and dryer, also housing a sink and the boiler, fitted within the last three years. Next door lies the handy cloakroom with WC.





Returning to the main entrance hall discover the spacious, light-filled bathroom, furnished with bath and separate shower alongside a wash basin and WC. Privately tucked away along its own hallway with windows overlooking the verandah, work from home in peace and privacy in the study, where diagonally laid Karndean flooring continues underfoot. With a large window, this well-lit study offers great versatility perhaps as a nursery or dressing room, situated between the bathroom and master bedroom, tucked peacefully away at the end of the hallway.

Marble toned flooring features underfoot, reflecting the light that flows in from large windows overlooking the garden at the front and rear in the master bedroom. Quiet and serene, storage is ample, with a wall of fitted wardrobes available.





Stairs lead from the entrance hall up to the first-floor landing, converted to create four potential bedrooms offering great flexibility for modern family living. The first of the guest bedrooms lies to the right, with forest green walls and plenty of space for a double bed. Next door, freshen up in the shower room.

To the centre of the first floor, a large, light bedroom with garden views currently serves as a television lounge, ideal for coming together as a family, providing access through to the fourth bedroom, nestled beneath a high, vaulted ceiling and with Velux windows showering light down. Accessed off the central bedroom there is also a long room within the eaves, previously used as a playroom and ideal as a walk-in wardrobe or gaming room for teenagers. The flexible layout of this floor allows rooms to be easily repurposed to suit changing needs, whether as bedrooms, a relaxed lounge, or dedicated hobby and dressing spaces. Interconnecting rooms allow for a variety of configurations, balancing privacy with a natural sense of flow.



INDOOR, OUTDOOR FLOW

From the large family kitchen, step out onto the patio, basking in morning sun, which then moves to the rear patio in the afternoon, lingering long enough to ensure there is always a place to seek out the warmth throughout the summer, perfect for breakfast, afternoon tea and late summer barbecues.

The gentle slope to the lawn, imbues it with a natural kind of feel, still leaving plenty of room for a game of football or a casual rally of badminton.





Borders brim with seasonal colour, with springtime's bluebells, cherry blossom and rhododendrons followed up by the colourful blooms of poppies and camellias, while mature trees lend a reassuring sense of privacy, their canopy colours ripening as the year matures. A cooking apple tree stands ready for autumn harvests, and at the front, clematis and a second cherry blossom bring their own flourish of soft colour.



OUT & ABOUT

Embrace the outdoors, with walks in abundance on the doorstep. Step out and take in the views of the circular River Weaver walks along the water, while Delamere Forest lies nearby for longer days out beneath the tree canopy – perfect for picnics and running trails.

Weaverham, just a short drive away, provides everyday essentials with a selection of shops, including a Co-op, Tesco and takeaways, while Northwich offers a wider mix of amenities. For more extensive shopping and leisure, Warrington is also within comfortable reach.

Peaceful and surrounded by greenery, Highfield is also ideally positioned for connectivity, nestled just a couple of miles from Acton Bridge station on the Liverpool-Crewe line, where the well-known Hazel Pear pub sits close by. With straightforward access to the M56 and M6, Cheshire, Manchester and beyond are all within easy reach.

Families are perfectly placed, with a strong selection of primary and secondary schools just a drive away across Weaverham and Hartford, including well-regarded state and independent options, making Highfield the ideal choice for families at every stage of education.

Returning home at the end of the day, Highfield serves as a calm and restorative retreat, with the garden flowing effortlessly out, inviting drinks on the sunlit patios throughout the day. With scope to adapt as family life evolves, Highfield offers room to grow.

ASK THE OWNERS

Where do you go when you need...



GROCERIES?

For everyday essentials, nearby convenient options include Cuddington Stores, while larger supermarkets can be found in nearby Northwich, including Waitrose, Sainsbury's, Tesco and Asda.



A WALK?

You are ideally positioned for countryside and riverside walks at Highfield, with numerous local footpaths around Acton Bridge and along the River Weaver. Walton Hall and Gardens and Delamere Forest also provide excellent walking and cycling opportunities and are within easy reach.



A BITE TO EAT?

Popular nearby dining options include Riverside Inn overlooking the River Weaver, and The Green Kitchen, a well-regarded café nearby in Dutton. The surrounding villages also offer a wide selection of cafés, pubs and restaurants.



YOUR LOCAL PUB?

Local popular village pubs including the Hazel Pear and The Riverside Inn offer welcoming atmospheres and home cooked food.



A DAY OUT WITH THE FAMILY?

There are plenty of excellent family days out nearby, including Delamere Forest with activities such as Go Ape Delamere, as well as Blakemere Village for shopping and family activities. Other nearby attractions include The Crocky Trail, Apple Jacks Adventure Farm and the city of Chester.

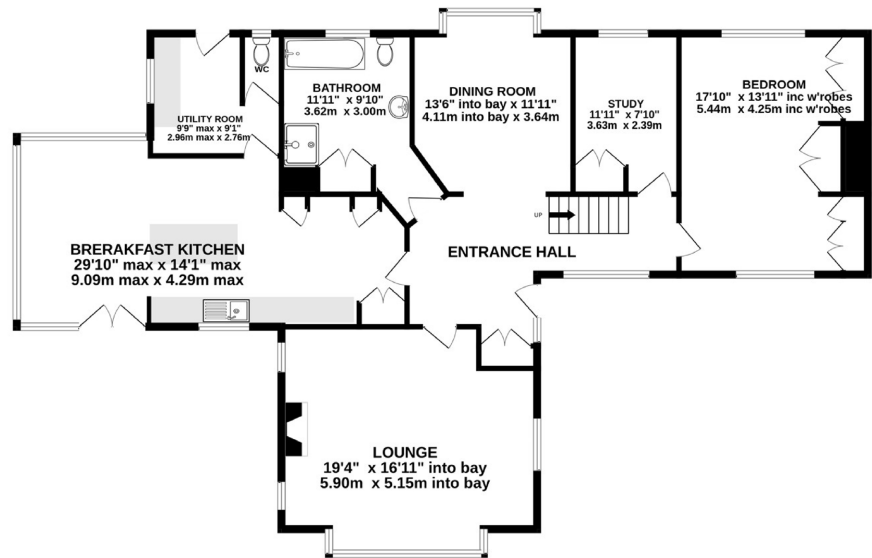


SCHOOLS?

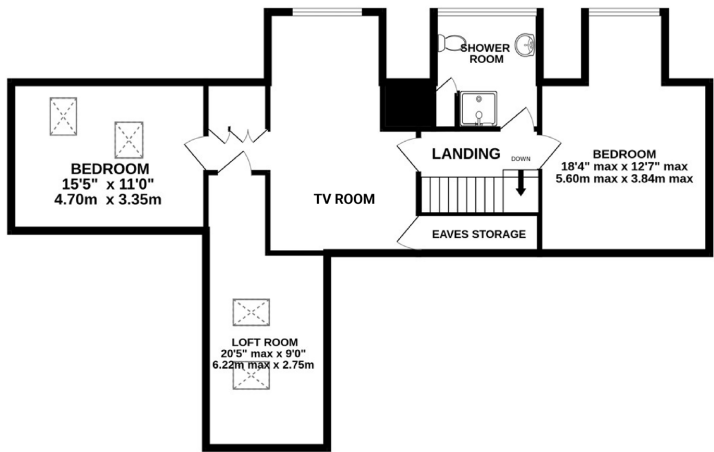
You are well placed for a number of highly regarded schools in the surrounding area. Primary options include Weaverham Primary Academy and Hartford Primary School, while secondary education is available at Weaverham High School. Independent schooling options nearby also include Cransley School.

FLOORPLAN

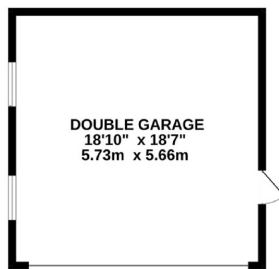
GROUND FLOOR
1498 sq.ft. (139 sq.m.) approx.



FIRST FLOOR
866 sq.ft. (81 sq.m.) approx.



DOUBLE GARAGE
349 sq.ft. (32 sq.m.) approx.



TOTAL FLOOR AREA: 2714 sq.ft. (252 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

- Elevated and secluded family home set within the leafy surroundings of Acton Bridge overlooking the Weaver Valley
- Long sweeping driveway with extensive parking, plus detached double garage
- Large family kitchen with central island, orangery dining area and direct access onto the garden patios
- Elegant lounge with marble fireplace, elevated garden views and abundant natural light
- Private master bedroom suite with fitted wardrobes, adjacent study/dressing room and nearby family bathroom
- Flexible upper floor ideal for teenagers, guests, hobby rooms, dressing areas or additional lounge space
- Beautiful mature gardens with sloping lawns, seasonal planting, cherry blossom, rhododendrons and multiple patios
- Peaceful semi-rural setting with River Weaver walks, Delamere Forest and countryside trails close by
- Excellent access to Acton Bridge station, the M56 and M6, alongside well-regarded schools across Weaverham and Hartford

SEE PHIL'S
VIDEO
TOUR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Delamere Forest



Hazel Pear, Acton Bridge



HIGHFIELD

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