



WITTON PARK
HARTFORD

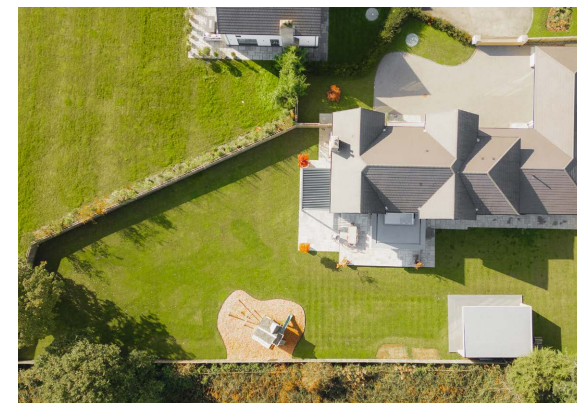
PRESTIGIOUS SETTING

Nestled in the heart of the enchanting Cheshire village of Hartford, No. 3 Witton Park blends luxury living with warmth and welcome, peacefully positioned within an exclusive and private development, and enveloped by stunning views.



Welcome to No. 3, Witton Park, a contemporary home designed with a focus on comfort and style, within easy reach of nearby independent school The Grange. Pull through the electric gated entrance and onto the resin driveway, where there is ample parking for around six vehicles alongside an EVC point and a large, four-car-plus garage.

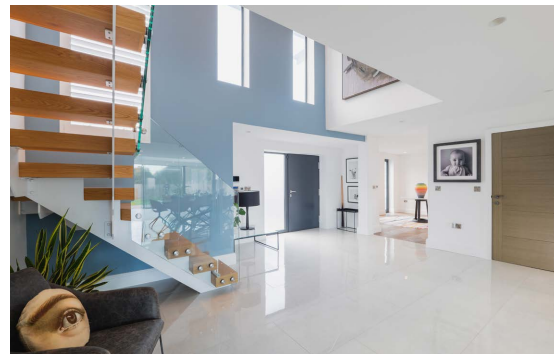
A handsome, contemporary home with monochrome minimalism and an abundance of glass to ensure light-filled living within, make your way to the double door entrance and step inside.



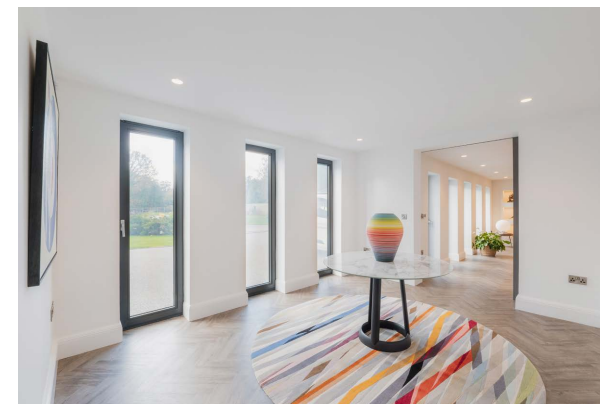
LIGHT-FILLED LIVING



Ahead, the exquisite home opens up. A wow-factor arrival, light suffuses the double height entrance, with glass balustrades and open tread stairs enhancing the light flow. Large scale ceramic tiles gleam underfoot, warmed by underfloor heating which flows throughout the home. Glass walls ahead preserve the vibrant views over the countryside through the rooms beyond.



Herringbone LVT flooring flows out to the left, making your way through into the large lounge, where contemporary floor to ceiling windows retain a light, bright ambience. Alcove shelving to either side of the wall-mounted television provides plenty of storage. Also off the main entrance hall is the cloakroom, with wall-mounted vanity unit wash basin and WC.





To the right of the entrance hall, a second sitting room is cosily carpeted in cream underfoot, warmed by a log-burning stove and streaming in light from windows to the front and side aspects.



THE HEART OF THE HOME

A door in the fully glazed wall opens through to the capacious open-plan, bespoke kitchen-dining-family room to the rear of the entrance hall, where a cosy seating area can be found on the right, opening to a pergola covered seating area on the patio.



Plenty of storage can be found in the array of handleless units and drawers, with a host of integrated high-quality appliances enabling you to cook up a feast for family and friends with ease, including two ovens, a warming drawer, microwave, induction hob, extractor, fridge, freezer, wine fridge and sink with instant boiling tap.

White worktops gleam beneath the spotlighting, with space to dine and socialise at the solid wood breakfast bar. Nestled to the rear of the kitchen is a well-equipped larder with extensive fitted storage..



Abundantly sized and limitlessly versatile in its scope for use, a dining table sits to the centre of this bountiful room, with the main culinary hub tucked off the left.



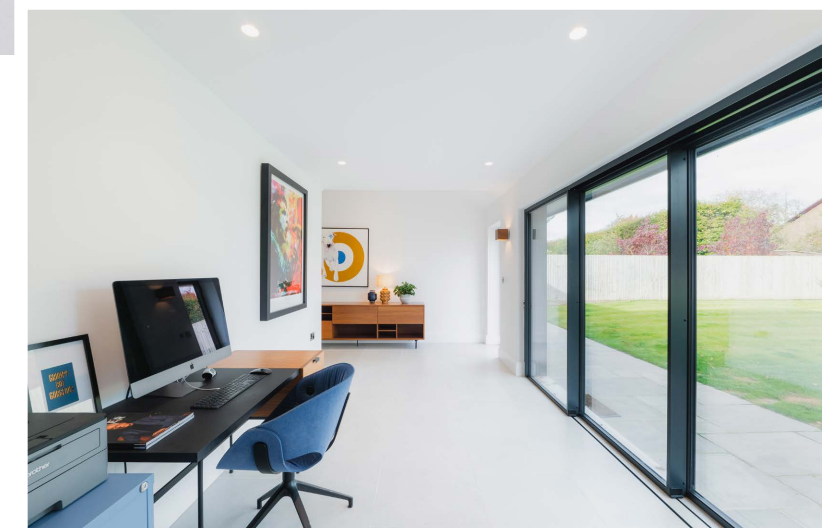
EMBRACE THE OUTDOORS



Invite the outdoors in and soak up the sunlight in the sun room ahead from the dining area, where a roof lantern and three walls of sliding glass doors create a true sense of indoor-out living; the perfect place for wining, dining, entertaining and simply enjoying the garden views.



Returning to the kitchen, to the left, discover the playroom, a fantastic space, centrally situated, providing plenty of space for children to imagine and create under your supervision.



Beyond, the home office is tucked privately away, connecting through via a lobby to the plant room, garage and laundry, where further storage can be found alongside plumbing for a washing machine and dryer.

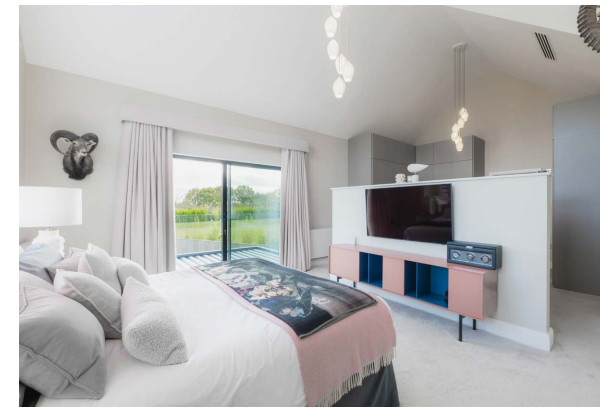


Air conditioning, featuring throughout the open plan kitchen-dining-family space, ensures an ambient temperature whatever the climate.



SUBLIME SPACES

Returning to the entrance hall, ascend the contemporary open tread staircase to the gallery landing, turning right into the master bedroom.



Airy, bright and open, cleverly partitioned by a low-level wall, wake up to sublime countryside views through the trapezoid window which reaches up to the ceiling, furnished with plantation shutters and inviting the light in. Served by air conditioning - a feature of each of the bedrooms at No. 3, Witton Park - sleep comfortably whatever the weather.

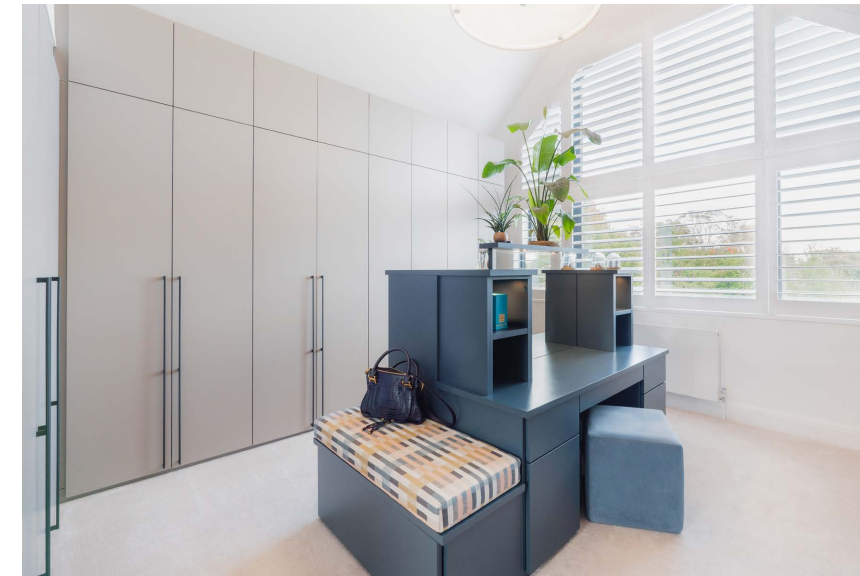


Sliding doors open to the Juliet balcony, allowing you to savour the far-reaching views, whilst a fully furnished walk-through wardrobe leads into the spacious en suite, furnished with a deep, centrally-filling bathtub, twin wash basins with vanity unit storage, walk-in, wet room shower and wall-mounted WC.

SOAK AND SLEEP

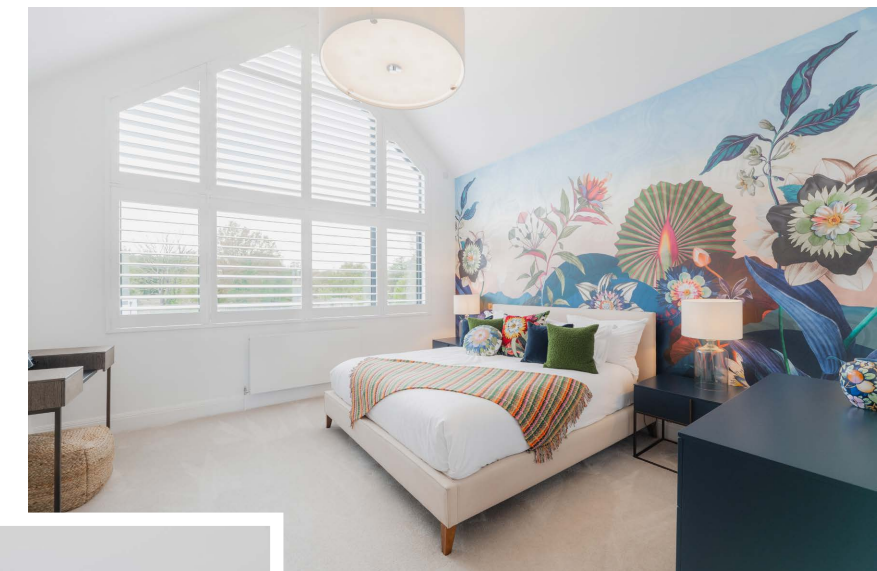


Returning along the landing, arrive at the second of the spacious double bedrooms. Warm grey, elegantly patterned wallpaper creates a soft and inviting mood in this large and light bedroom, which also offers access to a private en suite. Marbled tiles underfoot are warmed throughout by underfloor heating. The en suite also features a walk-in shower, heated towel radiator, sensor lighting and mood lighting.



Connecting on from the en suite is the storage laden dressing room. Light streams in through the impressively sized, shuttered window, framing phenomenal rural views. A range of fully fitted wardrobes provide abundant storage for all, with a central dressing table again brimming with drawers and cupboard space.

Across the landing lies a third bountifully sized bedroom, where a flourish of colour in the feature wall lends warmth to the neutral tones of the walls and carpet. Trapezoid windows feature throughout the home, maximising the flow of natural light. Freshen up in the en suite, with walk-in shower, heated towel radiator, vanity unit wash basin, WC, sensor and mood lighting.



Continuing along the landing, on the right a fourth bedroom features a wall of fitted green-grey wardrobes, replete with built in mirror and drawers.

Next door, the main family bathroom offers refreshment for all, spacious, bright and served by a large walk-in shower, centrally filling bath, heated towel radiator, vanity unit wash basin, WC, sensor and mood lighting.



INDOOR-OUTDOOR LIVING



Indoor living flows seamlessly out, with access to the full width terrace available from both the sun room and sitting room area of the open plan kitchen-family room, alongside the utility room.

Soak up the spectacular sunsets and sunrises; entertain al fresco until late beneath the shelter and shade of the pergola. Peaceful, private and not overlooked, embrace the outdoors, with prevalent birdsong and plenty of space for children and pets to play on the large lawn.

The versatile and spacious garden office is ideal for those working from home, with scope to use as a home gym perhaps. There is also a designated play area for children.





OUT AND ABOUT

Close by, discover all the vibrant Cheshire village of Hartford has to offer. Renowned for its wide choice of excellent schools, education is at the heart of Hartford, with such esteemed independent schools as the Grange School, and the highly-regarded Hartford Church of England High School and St Nicholas's Roman Catholic High School within easy reach.

Hartford provides plenty of choice when it comes to shopping, with everything from local newsagents, a pharmacy, and a butcher to two convenience stores – a Sainsbury's and a Co-op – on hand for those everyday essentials.

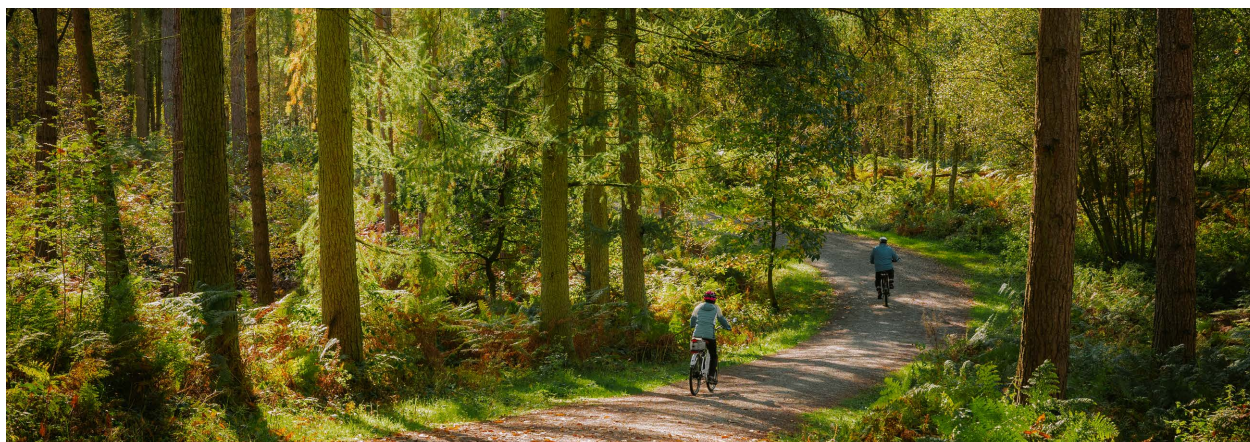
Hartford's dining scene ranges from traditional pubs to characterful cafes and bistro-style bars. Savour a catch up with friends at one of the many cafes and restaurants close by including Relish, The Hart of Hartford and La Bella Chime.

For leisure, golf enthusiasts can book a tee time at the local Hartford Golf Club, while tennis and bowls are also available just a short walk away.

Explore the outdoors, with picturesque walks along the River Weaver and family days out at Marbury Country Park, Delamere Forest, or along the Sandstone Trail.

Transport links are perfect for commuters, with two nearby train stations - Greenbank and Hartford - providing connections to Manchester, Chester, Liverpool, and London. By road, there is easy access to the M6, M53, and M56. Both Manchester and Liverpool airports are also within a 45-minute drive.

Offering the perfect blend of luxury, comfort, and thoughtful design, with significant in-built storage woven throughout its layout, No. 3 Witton Park embodies the essence of executive living. A contemporary, architecturally designed home with both modern elegance and practical living at its core, each element, from the light-filled interiors to the seamless flow of indoor-outdoor living, has been crafted with precision, making this home the perfect retreat for families who seek both sophistication and serenity in the heart of Cheshire's idyllic countryside.



ASK THE OWNERS

Where do you go when you need...



GROCERIES?

The Stores Delicatessen
or Co-op in Hartford



A WALK?

There are lots of fantastic
walks on the doorstep
including along the River
Weaver and the Whitegate
Way



A BITE TO EAT?

Hart of Hartford or La
Bella Chime



A DAY OUT WITH THE FAMILY?

Liverpool, Manchester or Chester
- easily accessible from nearby
Hartford or Greenbank Train
Stations



A LOCAL PUB?

Hartford Hall or
The Coachman



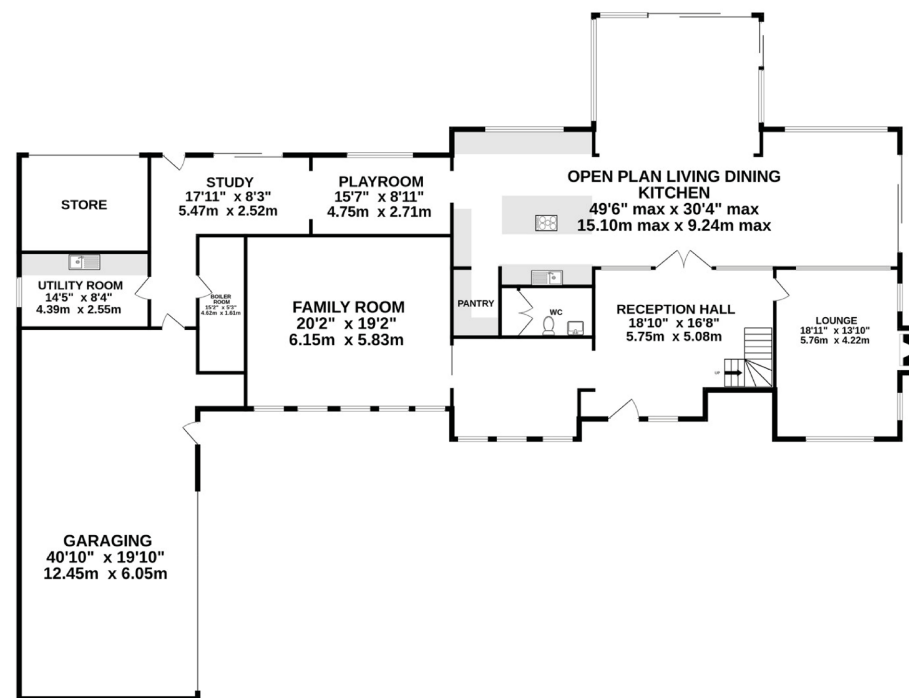
SCHOOL?

Hartford Primary and
High School or The
Grange

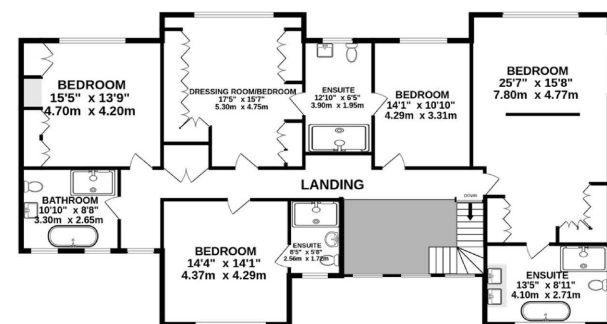


SPECIFICATIONS

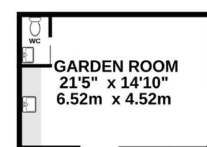
GROUND FLOOR
3875 sq.ft. (360.0 sq.m.) approx.



FIRST FLOOR
1776 sq.ft. (165.0 sq.m.) approx.



GARDEN ROOM
317 sq.ft. (29.5 sq.m.) approx.

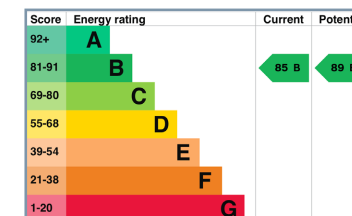


TOTAL FLOOR AREA: 5968 sq.ft. (554.5 sq.m.) approx.
EXCLUDING GARAGE: 5202.09 sq.ft. (479.17 sq.m.) approx.

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.

- Superb Hartford home with rural views
- Large gated driveway
- 5202 square feet of internal living space
- 0.56 acre plot, with south-facing covered entertaining terrace
- 5 double bedrooms and 4 bathrooms
- Detached garden building with a variety of uses
- 766 square feet heated integral garage
- Close to nearby amenities and transport/commuter links

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