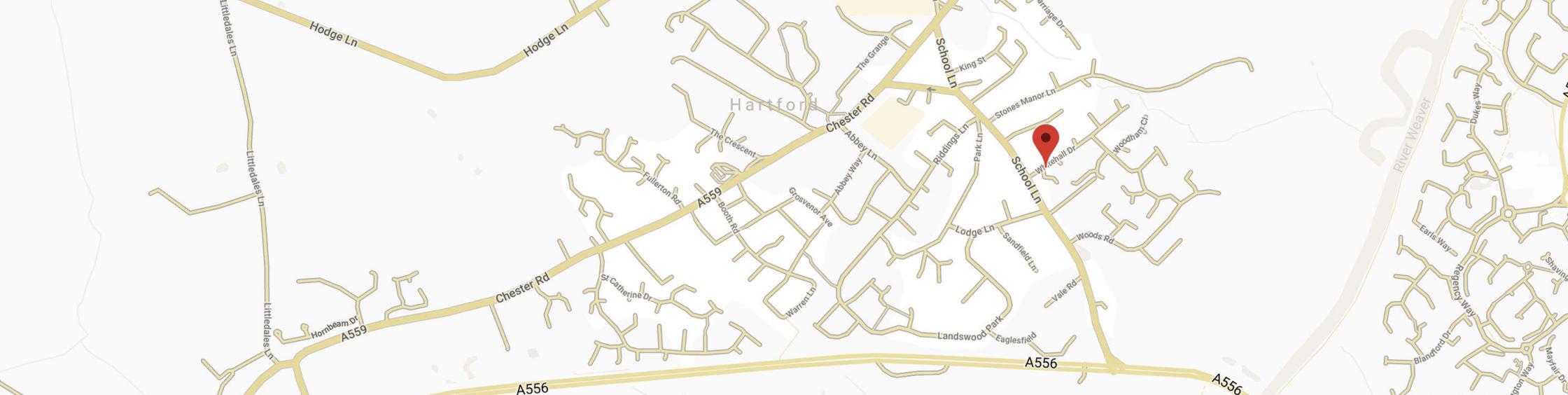


WHITEHALL COTTAGE

HARTFORD





Situated in a sought-after quiet location within walking distance to Hartford village centre and its amenities, a beautifully presented, fully renovated and extended detached family home with superb flexible accommodation throughout. Private south-facing landscaped gardens and driveway providing extensive off road parking.

- Open-plan Kitchen, Dining and Living Area with double aspect windows.
- Social Kitchen with large island and double doors onto the south-facing garden and entertaining area.
- Bespoke handmade painted Kitchen and Utility Area.
- Built-in Bowers & Wilkins speakers throughout the Ground Floor, patio area and Master Bedroom.
- Smart controlled underfloor heating throughout the Ground Floor, Master Bedroom and Bathrooms.
- Four bedrooms - Two En-suites.
- Driveway providing extensive off road parking.
- Part of historic and prestigious Whitehall development.

- Separate Lounge with log burning stove.
- Smart controlled CCTV externally connected to the TVs/phones.
- Private south-facing landscaped gardens.

Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities. The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co-Operative and Sainsbury's. In addition, there are two very popular cafés/wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches.

Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (Junior and Secondary level), Hartford Church of England High School, two excellent state junior schools, St Wilfred's Primary School, St Nicholas's Roman Catholic High School and a day nursery.

With regards to leisure facilities, there are several good golf clubs nearby, a tennis/bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well-planned public footpaths.

Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding and rambling, with the Whitegate Way, Marbury Country Park, Delamere Forest and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minutes drive away.

Within walking distance of the house are two railway stations - Greenbank (Manchester to Chester line) and Hartford (Liverpool - Crewe - London). Road access to the M6, M53 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and MediaCityUK easily accessible. For those who require European or international travel, Liverpool and Manchester International Airports can be accessed within 45 minutes drive.





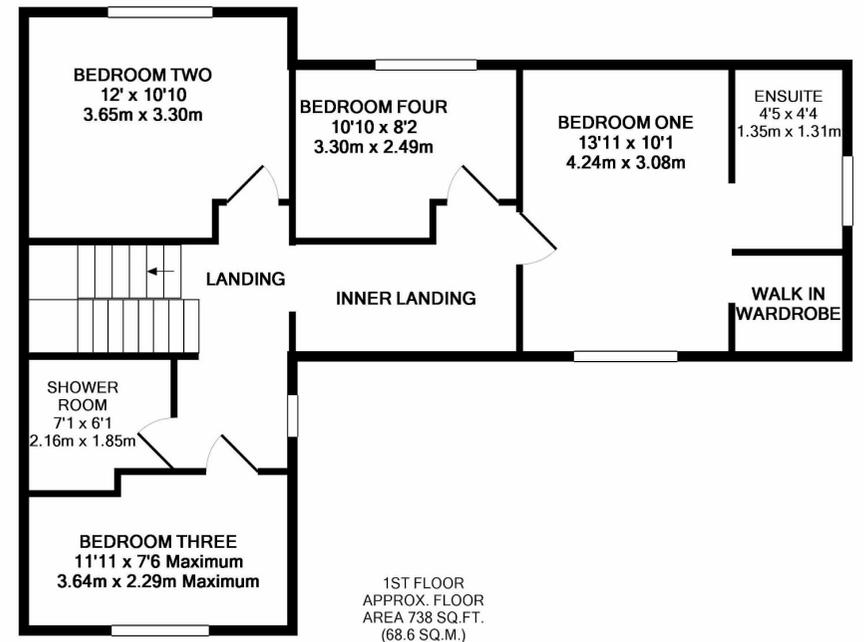
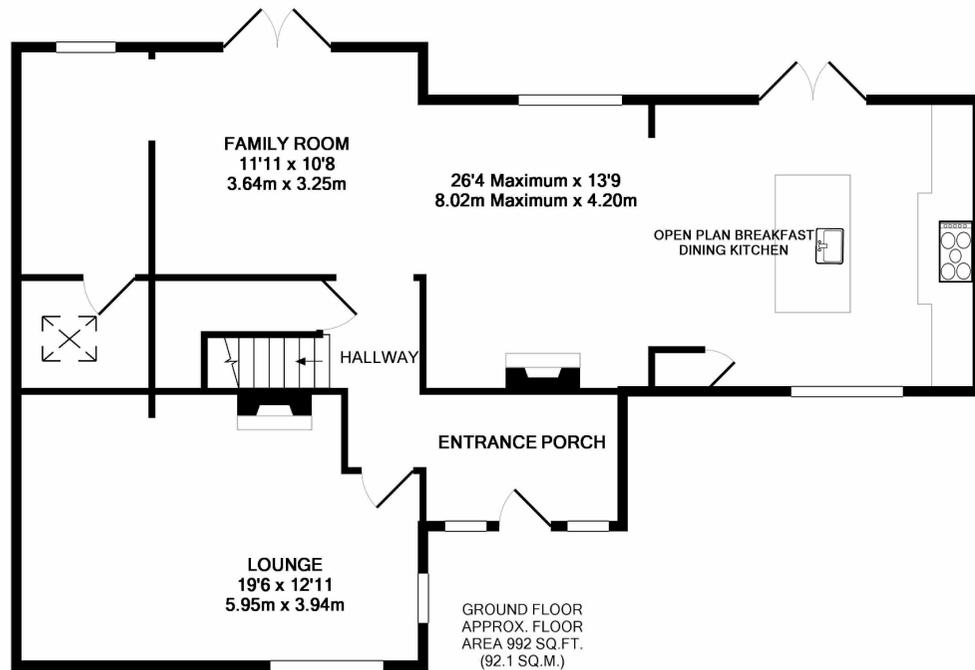












TOTAL APPROX. FLOOR AREA 1730 SQ.FT. (160.7 SQ.M.)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band E

POSSESSION

Vacant possession upon completion.

SERVICES (NOT TESTED)

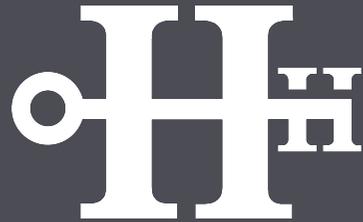
We believe that mains water, electricity, gas central heating and drainage are connected.

VIEWING

Viewing strictly by appointment through the Agents.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and another items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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