



10
HORNBEAM
DRIVE



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Fall in love with luxurious rooms, verdant views and perfect privacy, only moments from the centre of Hartford, at No. 10, Hornbeam Drive.





Tucked off Chester Road, No. 10, Hornbeam Drive is a hidden gem nestled away beyond two sandstone pillars. A private development of ten handsome homes, amidst a communal area of lawns and woodland illuminated by traditional Victorian-style lamps, Hornbeam Drive stands upon the former orchard of the imposing Jacobean mansion, Sandiway House, set to the rear of the estate. An exclusive and secluded setting, rurality and accessibility come hand in hand at No. 10, Hornbeam Drive.

EXCLUSIVE LOCATION



Pull up along the sweeping block paved driveway, flanked by swathes of green lawn, ornamental planting and colourful rhododendrons. A click of the remote provides access to the substantially sized double garage, with ample space for two cars, whilst there is plenty of parking space on the driveway for visitors. The last home on the drive, No. 10 enjoys a quiet privacy all of its own.



A WARM WELCOME

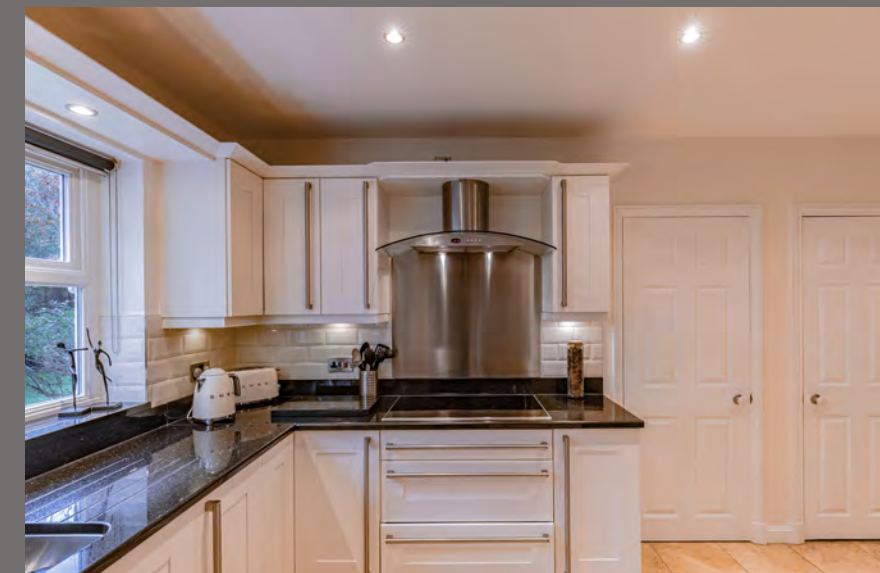
Make your way to the portico covered entrance and through the prettily painted front door into the entrance hall. Rectangular natural travertine tiles extend underfoot, amplifying light. Soft grey Farrow & Ball tones embellish the walls with geometric feature wallpaper adding a glint of gold, for a sophisticatedly stylish welcome home.

Freshen up in the first of two useful downstairs cloakrooms, with wash basin and WC on the right. Sneak a peek through the door on the left, where the travertine flooring extends into the study. Served by great WiFi connectivity, where better to work from home than here, with tranquil views out over the greenery to the front. Spacious and serene, there is plenty of room for an office desk, bookcases and more.

Next, make your way through to the dining-kitchen, a natural hub where a large breakfast bar peninsula offers informal dining and a space to socialise. Solid maple cabinetry is dressed in cool white tones for a contemporary look.

Newly decorated and tiled, Travertine underfoot provides practical flooring. Plenty of preparation space is afforded for slicing and dicing on the Star Galaxy granite worktops, attractively ingrained with an iridescent copper fleck.

Cook up a feast on the in-built Neff appliances including double oven with microwave above and warming drawer below alongside a large 80cm four zone induction hob with central warming plate and glass extractor hood above. There is also a fitted Neff dishwasher and space for a large American-style fridge-freezer. Peep through to the utility room, replete with plumbing for a washer, dryer and boiler hidden away within the cabinetry. Soak up garden views from the large kitchen window, out to the garden at the rear and also through to the drive and garage.



SITTING ROOM SPLENDOUR

Seek sanctuary in the sitting room, directly across the entrance hall from the kitchen. Bountifully sized and lavished in light from front to back via a large bay window, French doors open out to the patio at the rear. Carpeted underfoot, with warm, earthy tones to the walls, a living flame, energy efficient gas fire set within a creamy travertine surround is inset within the wall, emanating warmth throughout the room.

Sink into relaxation on chilly winter evenings, snuggled up in front of the fire watching a movie with the family. Bliss.



Connected to the sitting room via double doors is the formal dining room, perfect for celebrations and occasions. Cream carpet continues through from the sitting room as light flows in through a bay window overlooking the garden. Elegant décor harmonises with the sitting room beyond, providing a sense of flow and creating the perfect backdrop for dinner. Gather the family for Christmas dinner in this intimate space, perfect for Sunday dinners and socialising.

FAMILY SPACES

Warmed by underfloor heating, the kitchen flows through to the day room, where doors have been removed to connect directly through to the conservatory. The ultimate family hangout, this capacious open-plan room is ideal for all ages, conveniently close to the kitchen to keep an eye on the youngsters as they play and suitably separate from the main sitting room and bedrooms to accommodate teenagers and their friends as your little ones grow up.

A designer high output radiator in the day room and the insulated roof in the conservatory ensure that this space is cosy and inviting throughout the year for summer soirees in the garden and snug winter nights playing board games. A second cloakroom with WC is conveniently close by near the utility, with direct access out through a side door.

Returning to the entrance hall, make your way up the wide, well-lit staircase to the first-floor landing.



“This room has been so useful over the years, it’s very private, almost like a separate wing.”

SWEET DREAMS

Rest and refuge await in bedroom three, nestled on the left. Soak up the peaceful views over the communal lawns and woodland from the window to the front. Dressed in muted grey tones, this double bedroom offers plentiful storage in its double fitted wardrobes.

Straight ahead from the top of the stairs, bedroom five is dressed in creamy tones, with leafy views out over the trees. The only single of the five bedrooms at No. 10, this room could also serve as a second study should you need. Outside, on the landing, a slim linen cupboard with slatted shelves offers additional storage, a feat cleverly achieved by relocating the Megaflow water tank into the attic above.



BATHROOM BLISS

Refresh and revive in the family bathroom, classically styled in monochrome, with a luxurious granite worktop to the wash basin and vanity unit. A large walk-in shower cubicle stands separate to the inviting, centrally filling bathtub. A heavenly addition for those who love long relaxing soaks in the bath, this tub is set beneath an ornate, recessed archway for total refuge and indulgence.

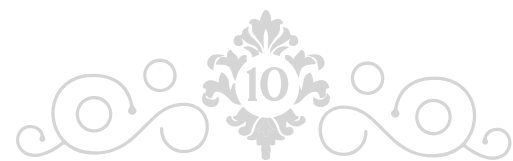


Continue on to discover bedroom four, luxuriously styled in Laura Ashley wallpaper, with dreamy views over the rear garden and leafy trees through a duet of windows. Double fitted wardrobes offer a seamless storage solution, with plenty of room for a double bed.



Silver blinds adorn the duo of windows in bedroom two, a spacious, king-size bedroom overlooking the colourful rear garden. Plenty of storage for clothes is found within the double fitted wardrobe, with abundant room for additional freestanding furniture.





STORAGE HEAVEN

Even more storage awaits in the master suite, where a large bank of fitted wardrobes stands in harmony with separate storage in the dressing area, preceding the ensuite. Gilded cocoa tones to the walls create an opulent feel in this spacious bedroom, where twin windows frame views out to the leafy vistas beyond.

Underfloor heating, a motif found throughout the bathrooms at No. 10, Hornbeam Drive, emanates from beneath the glossy tiles in the ensuite. Wide wall mounted twin wash basins sit above vanity unit storage, with a WC, heated chrome towel radiator and a large double width walk-in shower.

“Summertime is beautiful. I can’t think of a nicer location than here, with all the woodland and greenery.”



VILLAGE LIFE

Step outside and discover a world of walks, boutique shops and fine dining only a stroll away from the front door.

Perfect for dog owners, there are myriad walks through the fields along public footpaths. Get to know the local dog-walking community or enjoy bike rides along the country lanes. The balance of rurality couldn't be better.

Only a walk away from the centre of Hartford, everywhere is walkable in terms of village amenities. Pick up the milk from your local Co-op, source freshly cut flowers from the fabulous florist and dine out at village restaurants Chime and The Hart. Sample the moreish delights on offer at Hartford Hall, a recently refurbished 16th century building, which has undergone a substantial renovation. Try the Coachman on Chester Road. In Hartford, you are spoiled for choice when it comes to dining out.

Families could not ask for a better location. Famed for its educational offerings, Hartford is home to exalted independent school The Grange among many other well-reputed schools. Hartford Station, only a five-minute walk away offers great mainline rail links into Liverpool with Lime Street reachable within 35 minutes.

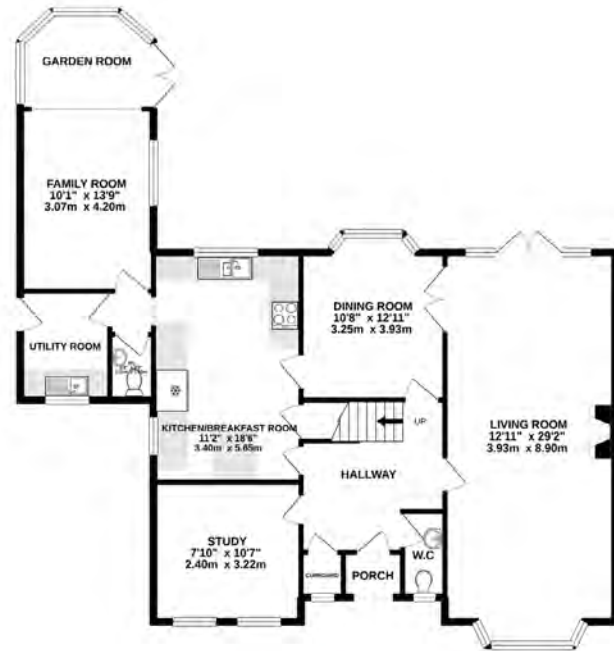
Although unnoticeable from home, No. 10, Hornbeam Drive is conveniently close to the A556 with its links into Chester, whilst the M6 Tabley Interchange is only ten minutes' drive away. Head in the opposite direction to access the M56 in the same timeframe.

For a spacious, luxurious home in the most perfect Hartford location, No. 10, Hornbeam Drive, affords privacy, nature and the opportunity to raise a family in a rural village location with excellent local facilities.

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"Summertime is beautiful. I can't think of a nicer location than here, with all the woodland and greenery."





Total Floor Area: 2498 sq.ft. (232.1 sq.m.) approx.
Excluding Garage: 2174 sq.ft. (201.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan contained here all measurements (including the placement of windows and doors) are approximate and no responsibility is taken for any error, omission or misstatement. This plan is intended for illustrative purposes only, and should be used as such by any potential purchaser.
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SPECIFICATIONS

- Private Hartford development
- Large mature plot
- Five bedrooms
- Over 2100 square feet of living space
- Double detached garage
- A short walk to Hartford village
- Substantial garden with mature trees

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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