

269 Chester Road
Hartford CW8 1LP



35 King Street, Knutsford
Cheshire WA16 6DW
www.srushton.co.uk
Tel: 01565 757000
Email: enquiries@srushton.co.uk

 **Stuart
Rushton**
& COMPANY

 **The Property
Ombudsman**

A superb semi-detached Georgian residence of five bedrooms and three bathrooms, presently separated into two separate dwellings, of three bedrooms and two bedrooms respectively, sitting upon a sprawling plot approaching half an acre within the heart of Hartford.

Offered for sale with no onward chain.

269 and 269b are two separate dwellings, bursting with character and charm, which were formerly one property and could be converted back with relative ease. This unusual and intriguing project offers a floorspace totalling to around 2500 square feet and a plot approaching half an acre, within the heart of the village.

The present accommodation includes four reception rooms, two kitchens, a utility room, a study, five bedrooms and three bathrooms, plus a separate WC, across both properties. There is tremendous potential to convert the properties back into one large family residence and perhaps extend further to create a magnificent home (subject to planning).

The tapering plot begins with a deep and wide frontage which is littered with beautiful mature trees, providing cover from the road. There is access for two surround properties across this space but this doesn't encroach on the vast space and privacy this property enjoys. The rear garden is superb, mature and over 60m in length.

House EPC

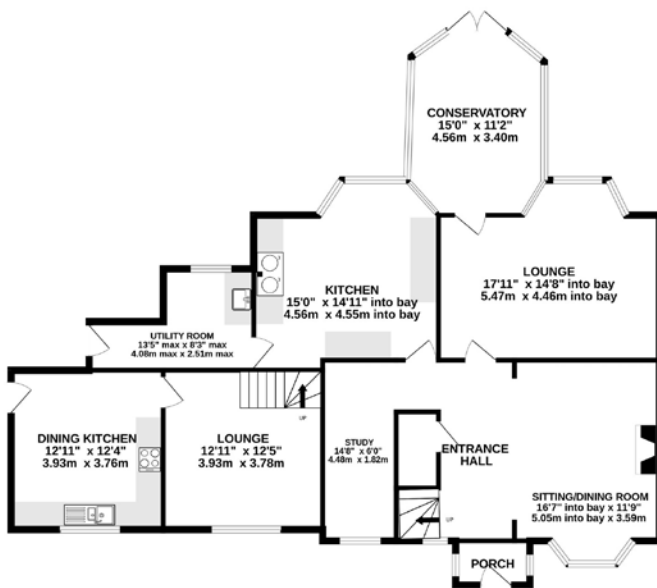
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

Cottage EPC

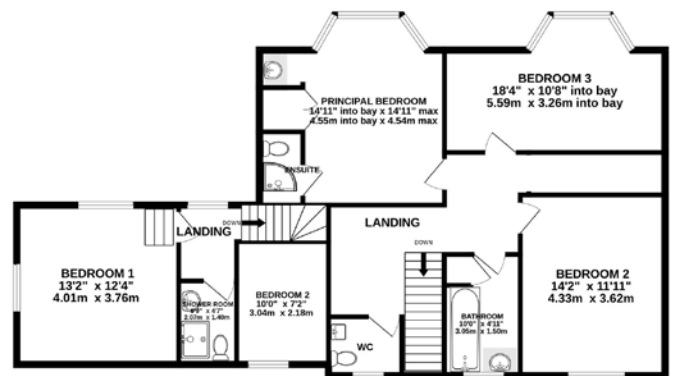
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Price: Offers Over £600,000
Tenure: Freehold
Local Auth: Cheshire West & Chester
Council tax band F (Main House)
Council tax band C (Cottage)

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 2589 sq.ft. (240.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other 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.
 Made with Metropix ©2023

PLEASE NOTE: These particulars are published as a guide to the property, but their accuracy is not guaranteed. Neither the particulars nor any statement made by or on behalf of Stuart Rushton & Company is intended to form part of a contract of sale or warranty.