


WP
Witton Park

HARTFORD





A detailed map of Hartford, Cheshire, showing a network of roads including Northwich Road, Chester Road, and the A556 Chester Road Bypass. The map highlights green spaces like Back Wood, Thorn Wood, and Poor's Wood, as well as educational institutions such as Greenbank School, St Wilfrid's Catholic Primary School, and Hartford High School. A blue arrow points to the location of the development on the map.

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, Mid-Cheshire College of Further Education and a day nursery.

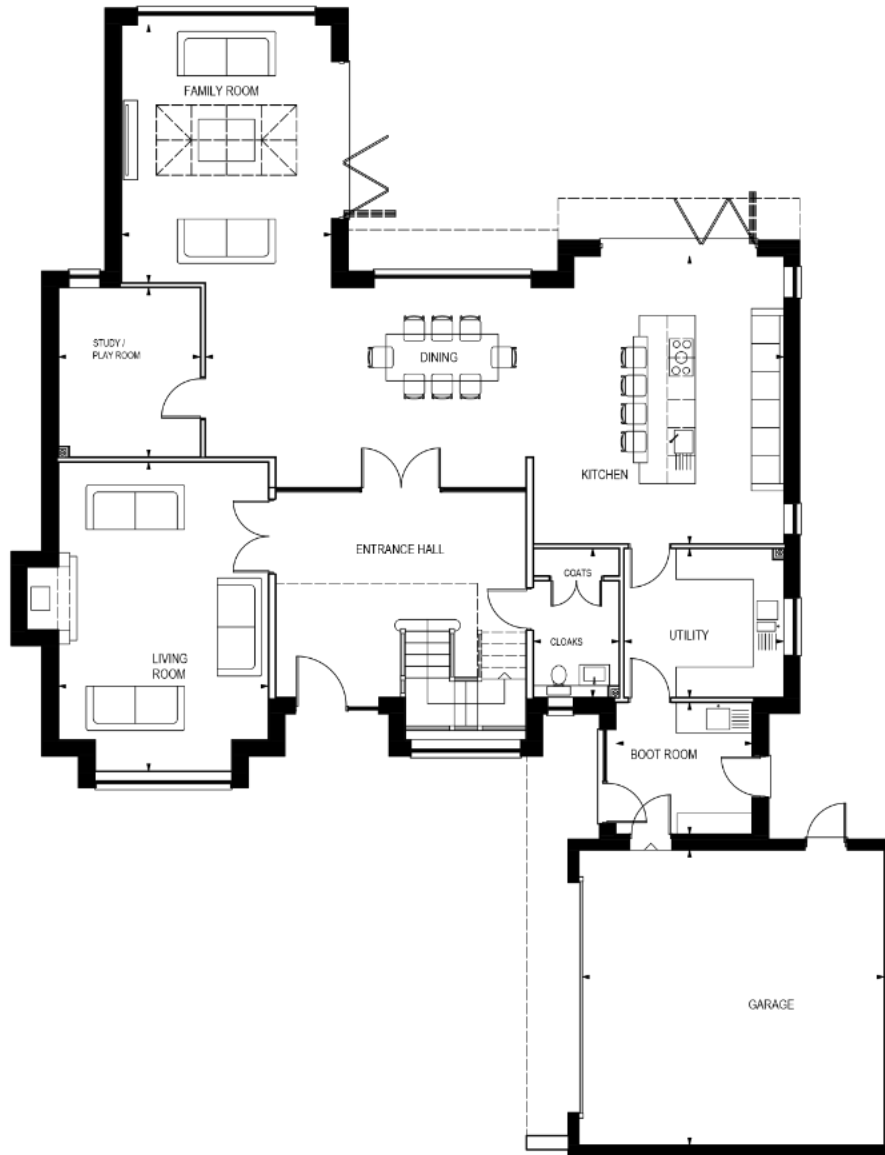
With regards to leisure facilities, there are several good golf clubs nearby, a tennis and bowls club within walking distance of the property, and many beautiful walks along the river Weaver, accessed from well-planned public footpaths.

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 within easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minutes drive away.

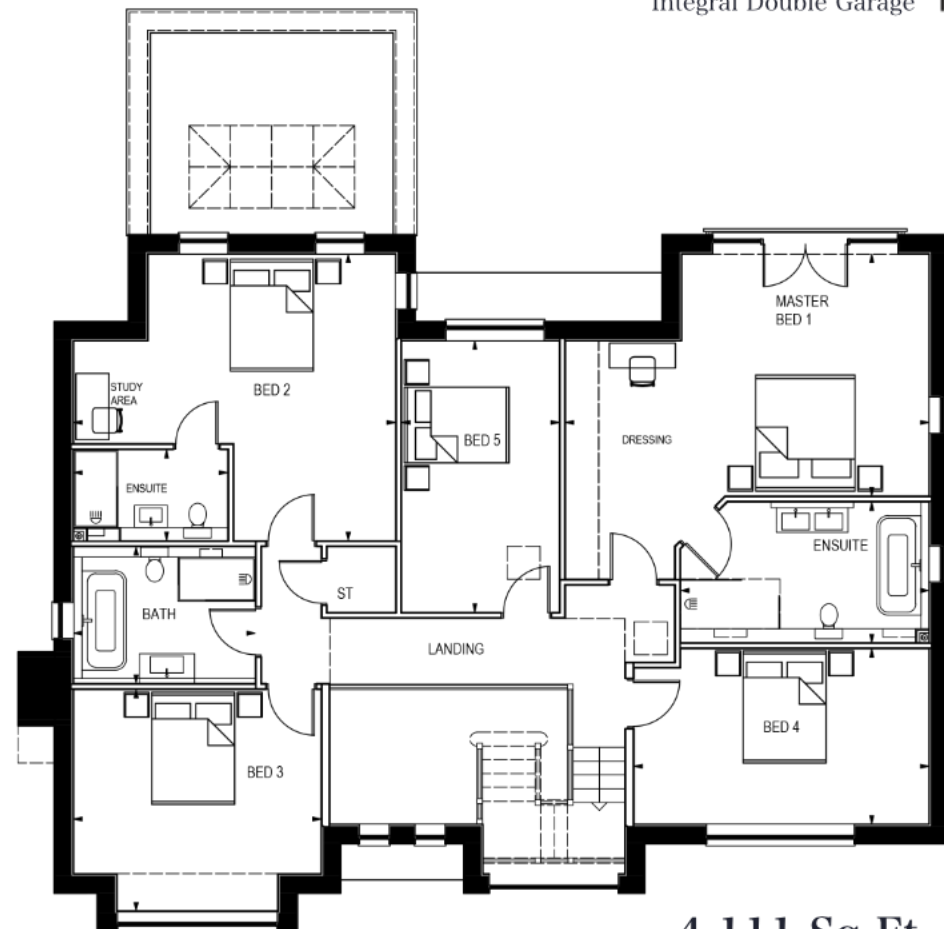
Within walking distance of the development are two railway stations - Greenbank (Manchester to Chester line) and Hartford (Liverpool - Crewe - London). Road access to the M6, M53 and M56 is afforded by the A556 and the A49, making commuting to Chester, Warrington, Liverpool and Manchester and MediaCityUK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



1 Witton Park



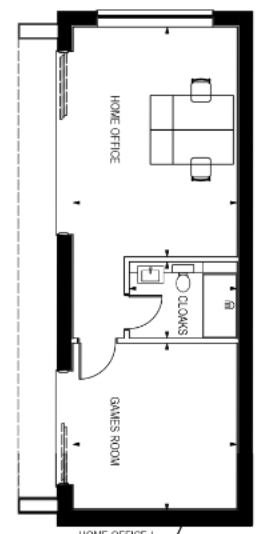
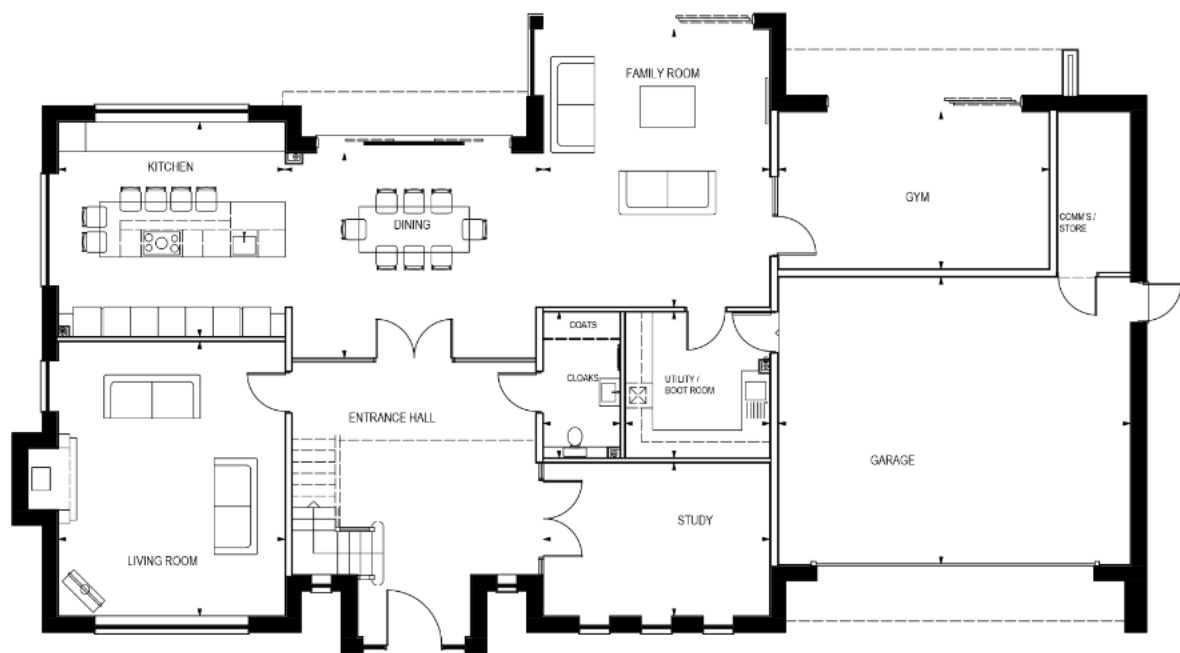
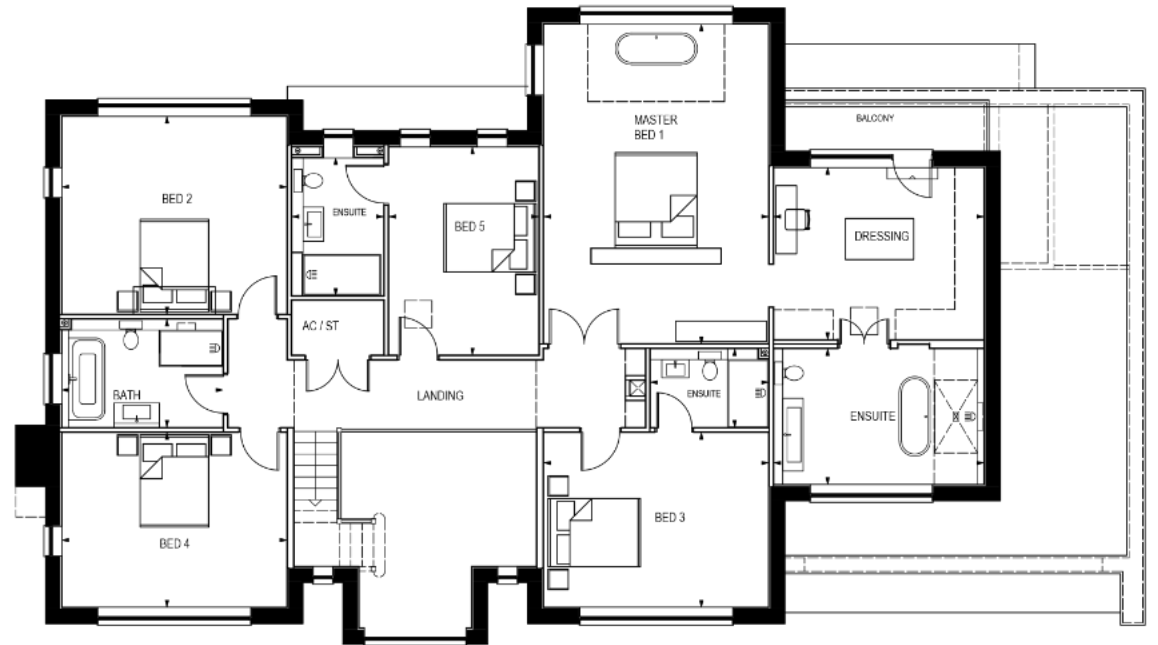
- 3 Reception Rooms 
- Open-plan Family Breakfast Dining Kitchen 
- 5 Bedrooms 
- 3 Bath/Shower Rooms 
- Electric Entry Gates 
- Private landscaped gardens 
- Integral Double Garage 



4,111 Sq Ft

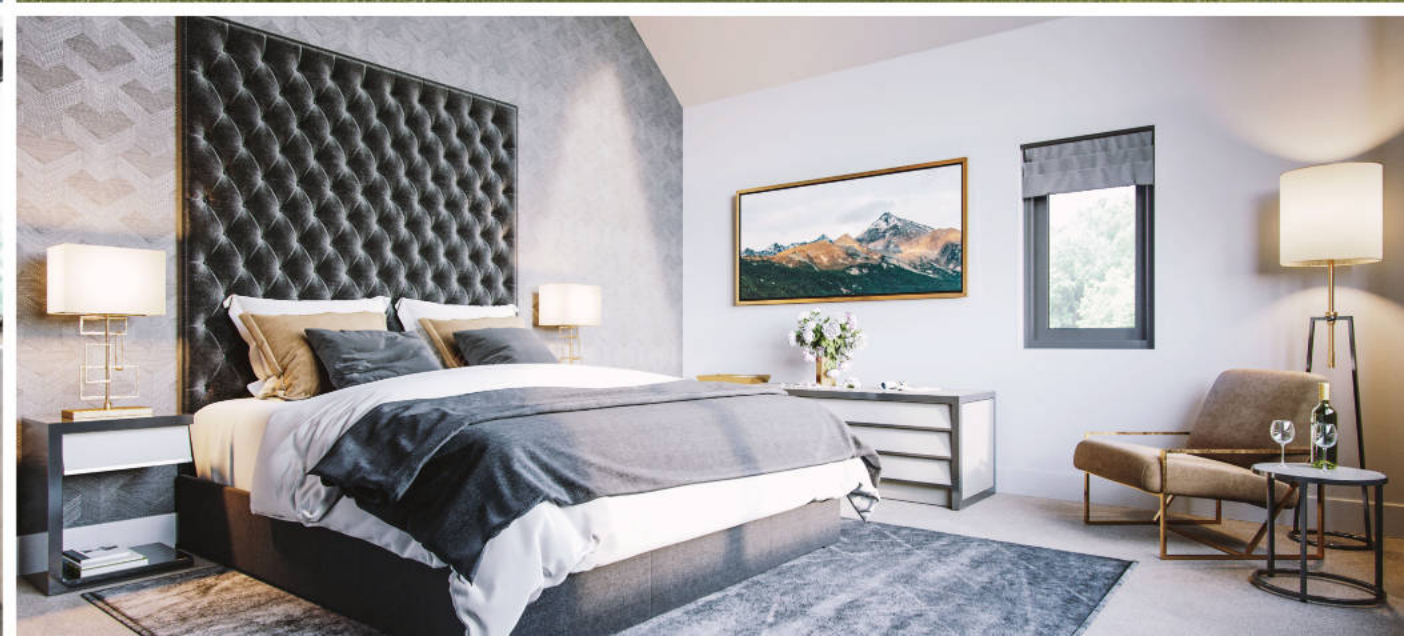
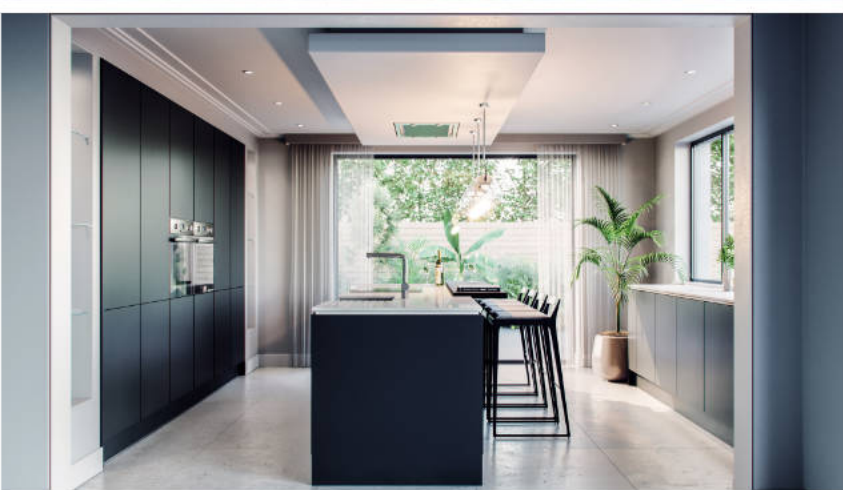
2 Witton Park

-  4 reception rooms
-  Open-plan Family Breakfast Dining Kitchen
-  Gymnasium
-  5 Bedrooms
-  4 Bath/Shower Rooms
-  Landscaped Private Gardens
-  Detached Home Office
-  Electric Entry Gates
-  Integral Double Garage

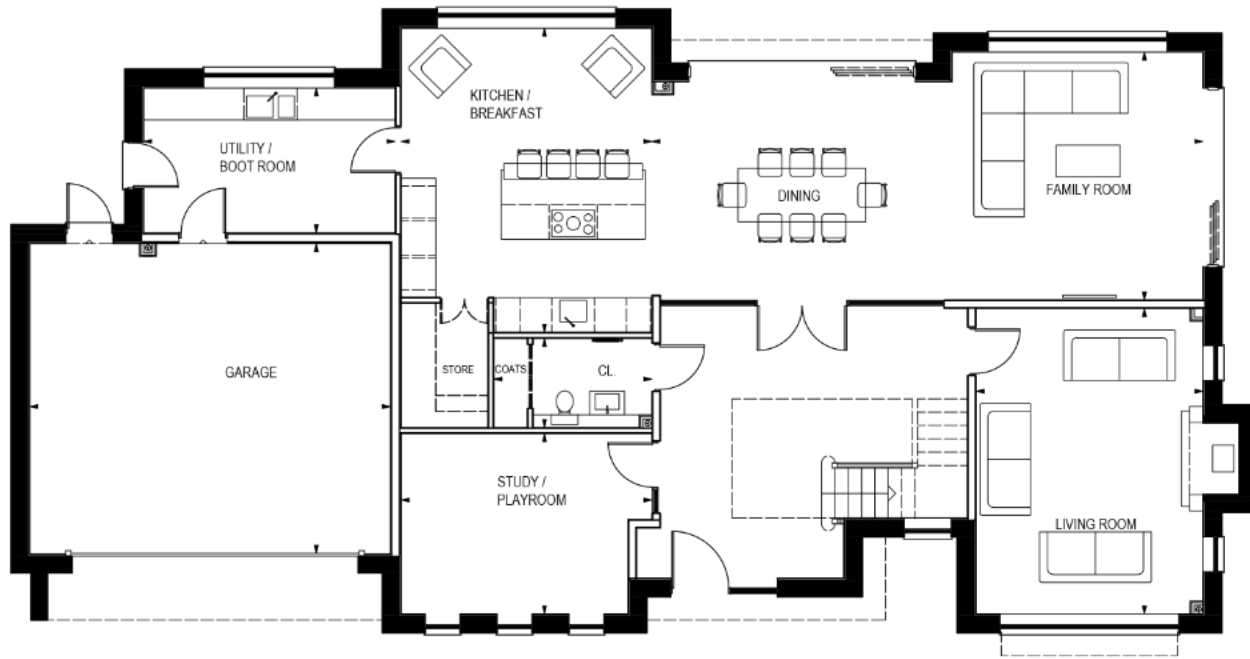


5,344 Sq Ft

HOME OFFICE / GAMES ROOM LOCATION (SEE SEPARATE PLAN)



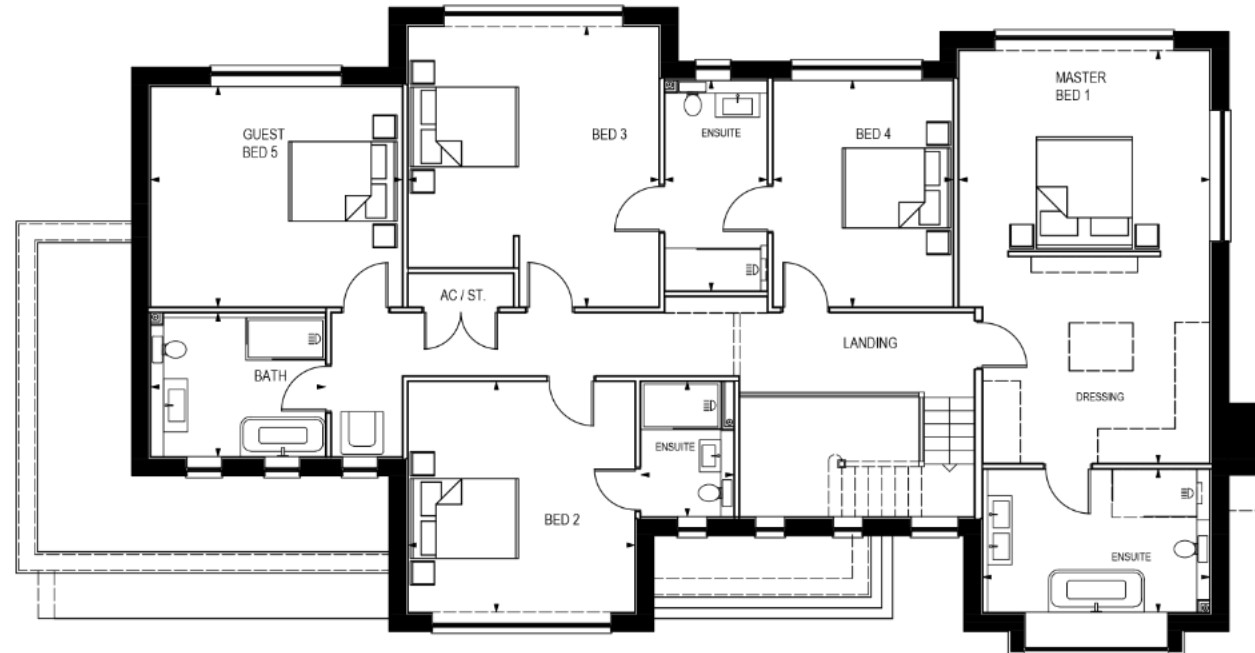




3 Witton Park

- 3 Reception Rooms 
- Open-plan Family Breakfast Dining Kitchen 
- 5 Bedrooms 
- 4 Bath/Shower Rooms 
- Electric Entry Gates 
- Landscaped Private Gardens 
- Integral Double Garage 

4,114 Sq Ft



Specification

Kitchens

- Bespoke Siematic designer kitchen with solid surface worktop
- Matching solid upstands
- Sirius Grace under wall cabinet LED lighting
- Large stainless steel under mounted sink
- 3 in 1 Quooker Tap
- Miele 7 function built-in oven
- Miele 46 ltr microwave
- Miele warming drawer with touch controls
- Miele 4 zone induction hob
- White glass ceiling extractor
- Miele fully integrated 6 programme dishwasher
- Miele fully integrated fridge 334 ltr capacity
- Miele fully integrated 8 draw frost free freezer
- Integral bins and recycling within joinery
- Floor tiling to the kitchen area and the open plan kitchen and dining area



Utility Room

- Siematic designer joinery with solid surface work tops
- Matching upstands
- Recesses for washing machine and tumble dryer (client supply)
- 1 x Stainless-steel sink and mixer tap

Cloakroom, Bathroom & En Suites

- Hansgrohe Brassware
- White Duravit 'Me by Starck' Sanitary ware, vanity units to all bathrooms for storage.
- Wet rooms to Master Bedroom En-suites. Slim profile tray to all other showers.
- Chrome Dual Fuel Towel Radiators to all bathrooms.

Plumbing and Heating

- Gas-fired boiler heating system with radiators on first floor
- Under floor heating to all ground floor areas (excluding Garage)
- Log Burner to Lounge

Electrical

- Feature pendant lighting positions to the Ground Floor
- Master Suite to have a mix of feature pendant positions and LED recessed spot lights.
- Pendant light positions to all other bedrooms.
- LED spot lights to all Bathrooms.
- 5amp lighting circuit to the Lounge and Master Bedroom Suite.
- Wall lighting to hall and landing areas.
- Electric Garage doors.
- External lighting to the front and rear of the properties
- 1 x external power socket
- TV Points to all bedrooms
- CAT 6 cabling infrastructure to all TV points
- Incoming Sky point
- Incoming Telephone Point.
- Electric under floor heating to all bathrooms.



Internal Finishes

- Ceramic Tiling to Hall, Kitchen, Dining, Family area, Boot room/utility and Cloak Room.
- Carpet to Lounge, Study/Playrooms, Stairs, Landing and all Bedroom areas.
- Ceramic Tiling to all Bathroom floors and wall areas as required.

Doors and Windows

- Brushed Nickel internal door handles
- Heavyweight grey real wood veneer flush finish internal doors.
- Aluminium windows and bi-folds
- Over-sized Composite front door

All CGI visuals, photography, floor plans and measurements shown are for illustration and



External Details

- Paved paths and patio areas
- Turf to the front and rear garden
- External garden Tap
- External Lighting to Private roads
- Electric Gates
- Canopy style electric garage doors

Environmental Details

- Energy efficient and thermostatically controlled gas central heating and A-rated boiler to minimise usage
- Double-glazed aluminium windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanisms to toilets to reduce water use
- Constructed to exceed Building Regulations
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development





Design Services

Apex Homes is a trusted local developer with a reputation for producing an unparalleled level of excellence.

At Witton Park, we have created an outstanding contemporary development of three luxury detached homes, each in excess of 4,000 square feet.

The specification is exceptional, and far above that typically offered. In addition to individual architecturally designed layouts, the properties benefit from private landscaped gardens with superb entertaining spaces, electric gated entrances, driveways providing off road parking for several vehicles and integral double garages.

At Apex, we offer a bespoke approach to designing the interior elements of every house we build and each client is invited to meet with our design team to select and customise individual elements to create their dream home.

At the heart of what we do is the principle of building homes and not houses, and this is most important when designing and specifying interior packages. From the first meeting, we offer a highly personalised approach ensuring our clients homes benefit from the highest levels of elegance and sophistication.

It is vital that interiors not only look beautiful but are also practical and inviting, matching the client's individual tastes and lifestyle. We work with our clients to design and detail all interior aspects from their kitchen, bathrooms, floor finishes, electrical/lighting layouts, and beyond.

Additional to this service, we offer bespoke upgrades to allow our clients to exceed expectation on even the most prestigious builds. Our clients can create their very own Grand Design, from custom home automation, to specific Kitchen designing or Hot tub entertainment areas, we cover it all with our clients.







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