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**HARTFORD  
GRANGE**

A stunning collection of 1, 2 & 3-bedroom new-build  
apartments and houses in Hartford, Cheshire



WELCOME TO  
**HARTFORD GRANGE**

A stunning development, situated in a picturesque Cheshire village, with excellent amenities, Hartford Grange offers a brand new collection of stylish 1, 2 & 3-bedroom houses and apartments built with a great specification and a modern lifestyle in mind.

This beautiful development is just a stone's throw away from a wide range of local amenities including; shops, restaurants, bars, parks and the charming surroundings of Cheshire countryside.

Each high quality house or apartment available through Shared Ownership offers you the perfect home. Whether you're a first time buyer, a family or just looking to find a great home, we can work together to give you the home you've always dreamed of.



YOUR  
**LOCAL AREA**

Hartford Grange is situated in the idyllic Cheshire village of Hartford, surrounded by every amenity its residents could possibly need. The surrounding area and village itself boasts a plethora of leisure activities just waiting to be explored and enjoyed.

Hartford is just a short distance from the up-and-coming town of Northwich. Due to its recent redevelopments in the town centre, this canal-side town has a variety of shops, restaurants and cafés, and a brand new multiscreen cinema making it the ideal place for you to live. There is also a modern leisure centre to make sure that you're getting the most out of this beautiful area of Cheshire.

Hartford Grange is just 5 minutes away from Hartford railway station, as well as being local to several bus stops that run to Northwich and the surrounding area.

**EDUCATION OPPORTUNITIES**

Hartford is home to several nurseries, primary schools, high schools and colleges including feeder schools and specialist schools for children with learning difficulties.

- The Grange School (0.8m)
- St Nicholas Catholic High School and Sixth Form (1.3m)
- Hartford High School (1.0m)
- Hartford Manor Primary School and Nursery (0.9m)
- Greenbank School (1.5m)
- Mid-Cheshire College (0.9m)













**THE BEAUTIFUL CITY OF CHESTER**  
 Just over 45 minutes by train


KEEPING YOU  
**WELL CONNECTED**

Despite its quaint Cheshire appearance, Hartford is a very well connected village. With buses running regularly, the A5 running through the town centre and Hartford Grange being just 5 minutes away from Hartford Train Station, it is the perfect place to call home.

|   |   |   |   |   |
|---|---|---|---|---|
| <br><b>TRAIN</b><br><p>Stay connected to several major cities, with Liverpool and Birmingham being direct from Hartford Station.</p> | <b>MANCHESTER</b><br>Just over 1 Hour   |  | <b>LIVERPOOL LIME STREET</b><br>30 Minutes  |  |
|   |  | <b>BIRMINGHAM</b><br>Just over 1 Hour   |  | <b>LONDON EUSTON</b><br>Just over 2 Hours   |

  
**BUSES**

Buses run hourly from several stops across Hartford, reaching to the surrounding area including the town of Northwich, and the historical city of Chester.

  
**ROAD LINKS**

Hartford Grange is in close proximity to the A556 which provides easy access directly into the city of Chester, and to the M6.

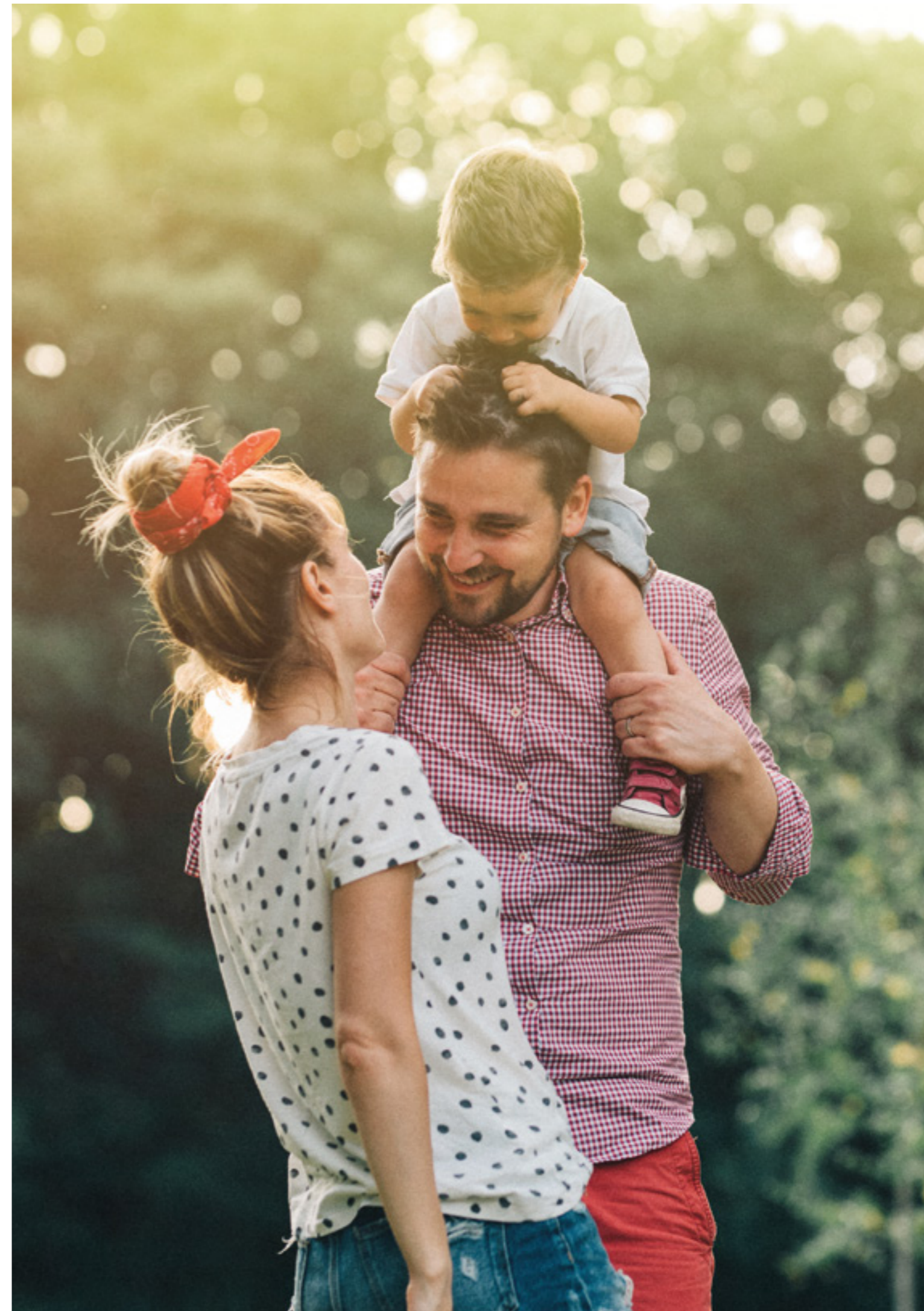


EXPLAINING  
**SHARED OWNERSHIP**

Shared Ownership is a great opportunity for anyone who wants to get a foot on the property ladder but can't afford to buy a home outright on the open market.

The scheme gives you the chance to buy a share in a new build home on a part buy/part rent basis. You buy a share, usually between 25% and 75% of the full purchase price, and pay a subsidised monthly rent on the remaining share. Shared Ownership is great if you have limited savings, as you only need a deposit for the share you're buying and if you buy a small share, you'll only have a small mortgage.

For more information about the Shared Ownership at Hartford Grange get in touch with our friendly team, who will be happy to help and answer any questions you have.





# HARTFORD GRANGE

SITE MAP



-  **The Marshall**  
1-Bedroom Home
-  **The Trafford, The Milner & The Kaye**  
1-Bedroom &  
2-Bedroom Apartments
-  **The Walmesley**  
2-Bedroom Home
-  **The Legard**  
3-Bedroom Home
-  **The Stromeyer**  
3-Bedroom Home





THE  
**FLOORPLANS**

HG

**THE MARSHALL**  
1-Bedroom Home  

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50.07 sq m | 539 sq ft



Ground Floor



First Floor

Plot Numbers

145, 146, 147, 148, 174, 175, 176, 177, 178, 179, 180,  
181, 182, 183, 184, 205, 206, 209, 210

Disclaimer: All floor plans in this brochure are for general guidance only. Measurements are from plans and "as built" dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion has taken all reasonable care in the preparation of the information given in this brochure. However this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion. Clarion supports the development of mixed tenure developments and is proud to provide homes for affordable rent and Shared Ownership at Hartford Grange. We may change the tenure of some homes subject to demand.

## THE TRAFFORD

1-Bedroom Apartment

47.10 sq m | 507 sq ft



Plot Numbers

157, 160, 163, 194, 197, 200

## THE MILNER

2-Bedroom Apartment

58.99 sq m | 635 sq ft



Plot Numbers

158, 161, 164, 195, 198, 201



HG

### THE KAYE

2-Bedroom Apartment

70.05 sq m | 754 sq ft



Plot Numbers

159, 162, 165, 196, 199, 202

HG

### THE WALMESLEY

2-Bedroom Home

64.94 sq m | 699 sq ft



Ground Floor



First Floor

Plot Numbers

217



### THE STROMEYER

3-Bedroom Home

74.78 sq m | 805 sq ft



Ground Floor



First Floor

Plot Numbers

216, 218

### THE LEGARD

3-Bedroom Home

77.94 sq m | 839 sq ft



Ground Floor



First Floor

Plot Numbers

215, 219



## SPECIFICATION

Each new build house and apartment in Hartford Grange is finished to a high specification with modern appliances and finishes, making sure it's the perfect home for any lifestyle.

### KITCHEN

- Symphony Woodbury Gloss Kitchen Range
- Work surfaces in Techtonica, Oak Block, Dark Ash, Alpine White, Sandstone & Alaska finish
- Zanussi, Electrolux or AEG Integrated Fridge Freezer
- AEG condenser washer dryer
- Zanussi, Electrolux or AEG 60cm Gas hob, Single Oven and Cooker hood
- Stainless steel splashback behind Hob
- LED spotlights

### BATHROOM

- Tempo Arc water saver bath in white
- Shower over bath
- Selection of wall tiling
- Ceramic floor tiling

### GENERAL

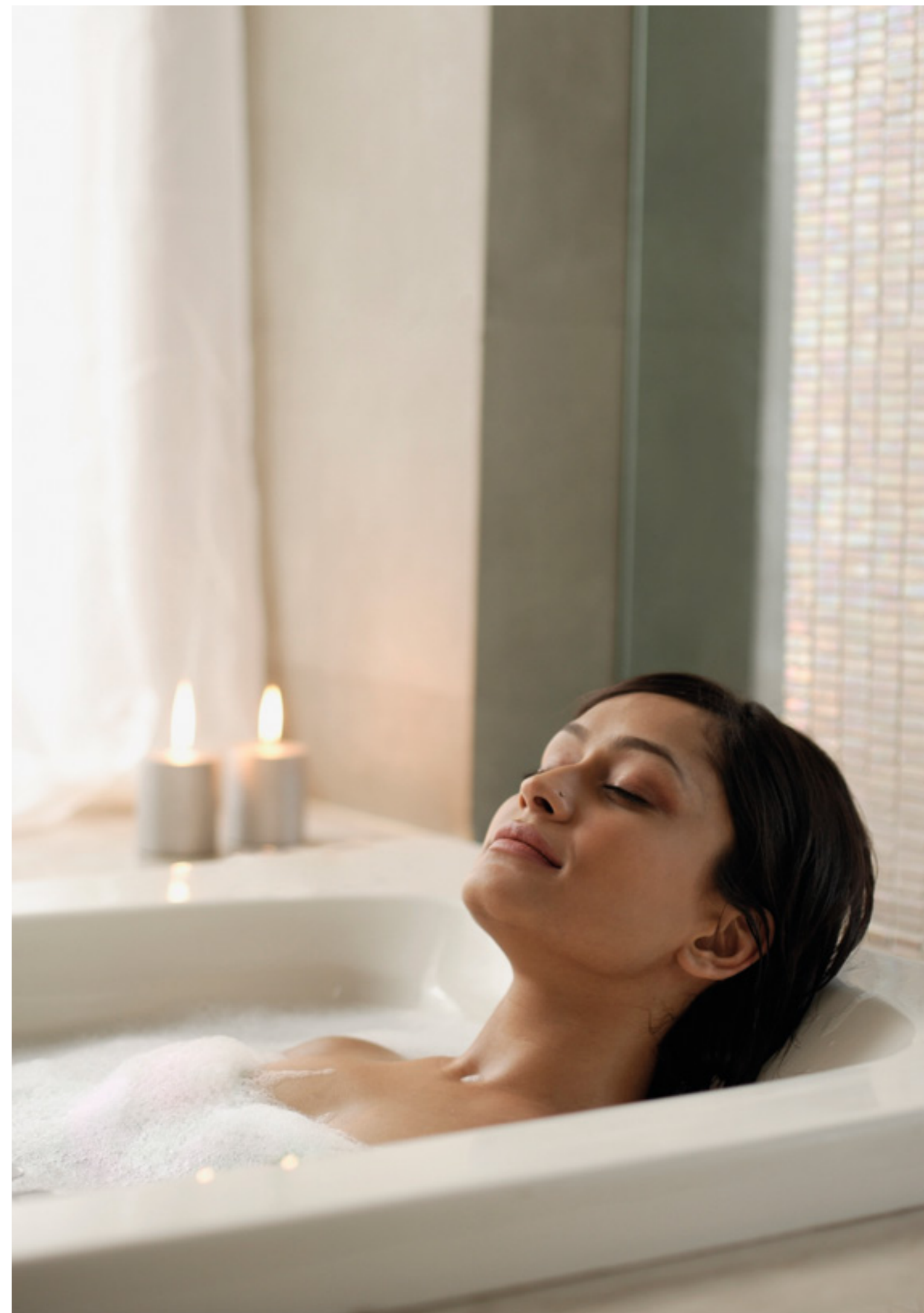
- Internal walls to be painted almond white
- White electrical switches and sockets
- Internet points in all bedrooms
- Ideal Logic ES 38KW Combination Boiler
- Sealed double glazed PVC-U windows in white finish
- Front door - GRP pre finished door in a solid colour externally and white internally\*
- Outside tap provided to rear garden\*
- Turfed rear gardens
- Tarmac drive as standard\*

### APARTMENT SPECIFIC

- Entrance doors to apartments with viewer, security chain and multi point lock – door in white finish.
- Lockable mail boxes provided in communal area

\*Houses only

The details in this brochure are subject to change and do not constitute part of a contract. Prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure.



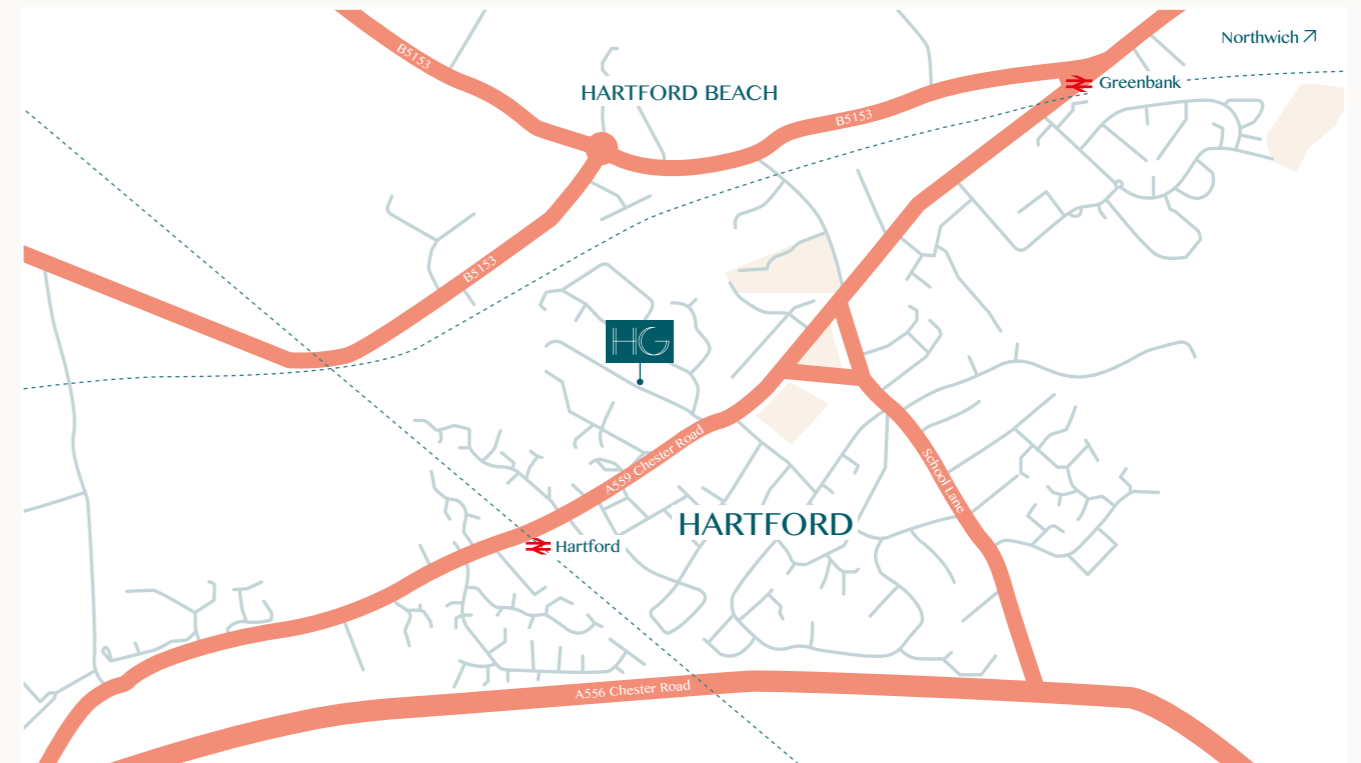


WE ARE  
**CLARION**

Clarion Housing Group is a charitable housing association.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points. Clarion Housing Group owns and manages 125,000 homes across 176 local authorities, and is the largest housing association in the UK.

FINDING  
**HARTFORD GRANGE**



**HARTFORD GRANGE**

Walnut Lane, Hartford, Cheshire, CW8 1QN  
SAT NAV: CW8 1QN



**Register your interest now  
by contacting our sales team**

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**[www.myclarionhousing.com/sharedownership](http://www.myclarionhousing.com/sharedownership)**

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**CLARION  
HOUSING**