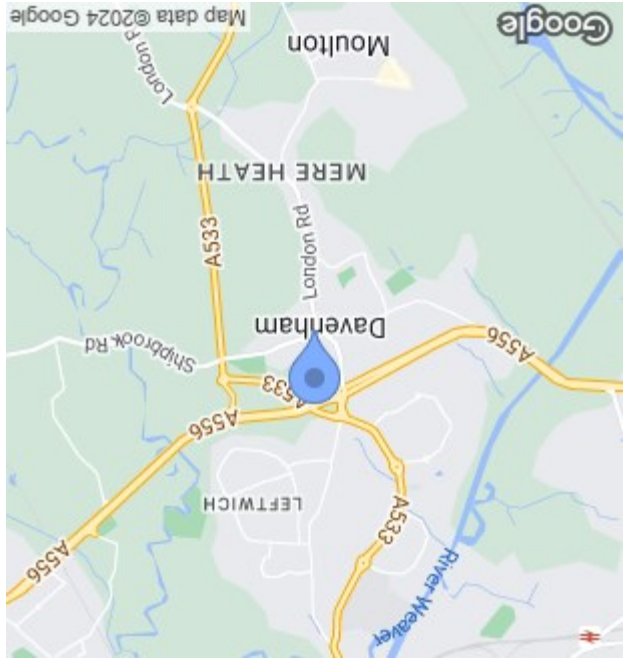


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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The position & size of doors, windows, appliances and other features are approximate only.
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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	50
Potential	78



Ivy Cottage
423 London Road
Davenham
Cheshire
CW9 8NH



Asking Price
£450,000

Located in the pretty village of Davenham, this picturesque, chocolate box cottage is waiting to be discovered.

Walking through the wooden gate and into the luscious front garden, filled with fragrances from the abundance of flowering shrubbery, step into the quaint pitched porch and through the monochrome stable doors and you are greeted by a variety of reception rooms that showcase all of the character and charm this property offers, including original stone floor, timber beams and cottage windows, as well as providing ample space for the whole family to enjoy, entertain and relax, with a good size family room, snug and generous formal lounge which sets the tone for cosy evenings, with a central working fireplace, leafy green views from the dual aspect windows.

Into the idyllic country style kitchen with cream Shaker style units and wooden worktops, this space has been thoughtfully planned and extended to lead into the perfect family dining area with French doors that seamlessly open out to the garden, ideal for enjoying both the indoor and outdoor spaces all year round. The separate utility room is fitted with an array of storage options and the modern downstairs w.c provides convenience for everyday family life.

On the first floor, the characterful master bedroom benefits from vaulted panelled ceilings, feature fireplace and a modern ensuite shower room with a good-sized walk-in shower complete with rainfall showerhead. The second of the double bedrooms, is a generous size and is flooded with natural light. The exposed wooden beams and marble affect flooring in perfect harmony with the charm this property exudes throughout. The third and final double bedroom offers views of the stars via the perfectly positioned sky light and also of the manicured rear garden. In keeping with the period charm of the property the bathroom is fitted with a roll top freestanding slipper bath and separate walk-in shower decorated with matching patterned tiling. There are also co-ordinated fitted cupboards that provide essential storage.

The rear south-east facing garden provides a separate home office that is equipped with electricity, heating, and wired broadband access making this an exemplary working from home office space. A second outdoor garden room, formerly the village tennis pavilion, provides a further versatile option for working from home or extra storage. One of the many features of this property is the private wrap around garden, unspoilt and out of sight from neighbouring properties, the garden allows you to soak up the sun at any time of the day with a variety of perfectly positioned seating areas.

Ivy Cottage offers a generous driveway, that can comfortably park multiple vehicles, a rarity so central in the village. The historic charm of this property combined with modern amenities makes this a sought after quintessentially Cheshire countryside cottage.

Property Information

- Tenure: Freehold
- Services: All mains services
- Heating: Gas & Multi-Fuel
- Council Tax Band: D
- Broadband: Yes
- Mobile Signal: Yes
- Parking: Driveway
- Rights or Restrictions: No

