

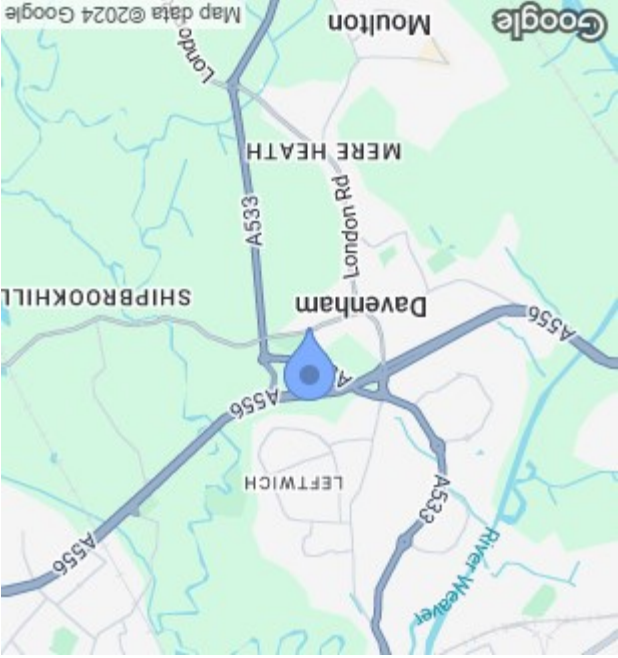
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	
(91-100)	
Very energy efficient - lower running costs	
Current	75
Potential	82

2 Davenham Court, Davenham

TOTAL: 2024 sq. ft. 188 m²
FLOOR 1: 1110 sq. ft. 103 m², FLOOR 2: 914 sq. ft. 85 m²
EXCLUDED AREAS: GARAGE: 110 sq. ft. 10 m², UNDEFINED: 3 sq. ft. 0 m², LOW CEILING: 17 sq. ft. 2 m²

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2 Davenham Court
Davenham
Cheshire
CW9 8NH

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Asking Price
£765,000

With an eclectic mix of picture-perfect period properties, Church Street conjures a classic country village feel. Offering the best of both worlds, it offers a tranquil circular walk through open fields into the heart of Davenham village with its popular primary school and independent shops as well as easy access to commuter routes such as the A556 and M6.

Nestled within the surrounding greenery, Davenham Court proffers a superior quality of life and when you step inside this detached double fronted home you'll find the warming tones of a pared-back aesthetic along with wonderfully fluid layout that has a wealth of flexibility to reflect your own needs and lifestyle.

Step Inside

Step in from the enclosed entrance porch of a classic crisp white façade and you'll find a central entrance hall that instantly hints at the refined palette and exceptional detailing that make this house a cohesive home.

Natural light filters down from the galleried landing above while glazed oak framed doors entice you to explore a series of interconnecting spaces in which to relax, dine and spend time together. With soft plush carpeting underfoot and the charm of bow windows, a superb double aspect lounge produces the perfect introduction. Beneath a floating timber mantel a classic wood burner nestles in the chimney breast making it easy to imagine curling up in front of the flames on an autumn afternoon, while the notable dimensions extend into an adjoining snug where the wild grass patterns of a feature wall lend a subtle pop of colour.

This versatile space connects with a dining room that seamlessly extends into the kitchen and has French doors that tempt you out onto the patio for al fresco drinks and lazy afternoons. Open plan yet cleverly defined, the combination of the dining room, kitchen and additional family room demonstrates an understanding of modern family life.

In the first-class kitchen bi-fold doors allow the gardens to become an extension of the home while perfectly placed skylights sit within a vaulted ceiling that enhances the sense of space. The clean lines of contemporary white cabinets topped with contrasting grey quartz house a wide array of integrated appliances that includes double ovens, a gas hob and American-style fridge freezer. A central island adds a matching focal point while the extensive L-shaped design wraps around delineating and uniting the layout with the family room. South-west facing French doors give further opportunity for the gardens to play an integral part of your daily life.

A utility room with a quintessential split-stable style door to the patio keeps laundry appliances hidden from view and a cloakroom completes the ground floor.

Upstairs

Follow the graceful turns of the staircase upstairs and you'll discover a succession of four light filled double bedrooms unfolding from a galleried landing. Echoing the superior aesthetics that you've come to expect by now, each one provides an ideal measure of accommodation for a growing household.

With leafy double aspect views and an impeccable level of presentation, a fabulous principal suite generates a cherished retreat from the hubbub of a busy day. A wall of tastefully chosen fitted wardrobes provides ample storage and a luxury en suite blends the timeless character of a freestanding roll top bath with the contemporary indulgence of a walk-in waterfall shower.

Each of the additional rooms has fitted storage of their own and together they share an excellent family bathroom with an inset bath and stylish Shaker basin/WC console.

Outside

Beautifully illuminated to be as attractive by night as it is by day, this Davenham Court home shares its private road location with just three other luxury properties. A canopied doorway welcomes you inside, and whilst a row of clipped topiary stretches out in front of you, a brick paved driveway combines with a paved hardstanding and integral garaging to give a notable amount of private off-road parking.

Enviably secluded and lovingly planted to create an outdoor space that's both inviting and easy to maintain, the gardens to the rear wrap-around to give south and west facing aspects. Whether you choose to open up the bi-fold doors of the kitchen or step out of the French doors of the dining and family rooms, you'll have every excuse to take time out, sit back and unwind on a prodigious paved patio that encompasses the house. The established vines of roses and Wisteria clamber gently across the brickwork giving colour and interest throughout the seasons, and a wonderful selection of high trees, shrubs and hedging borders the lawn. A tall boundary wall to one side enhances the sense of privacy further still and a modern shed sits tucked away in a corner with a pale green finish that blends with the surrounding foliage.

