



15 ROYAL GARDENS
DAVENHAM

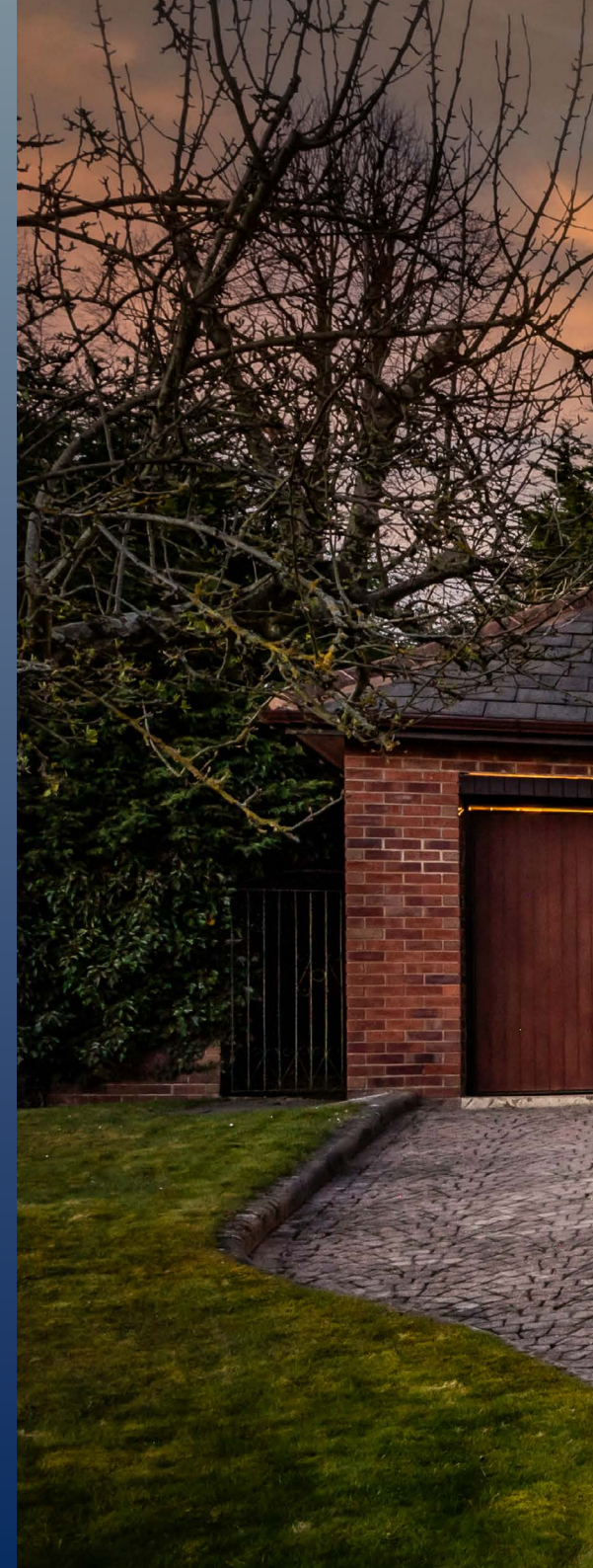
INTRODUCING



15 ROYAL GARDENS

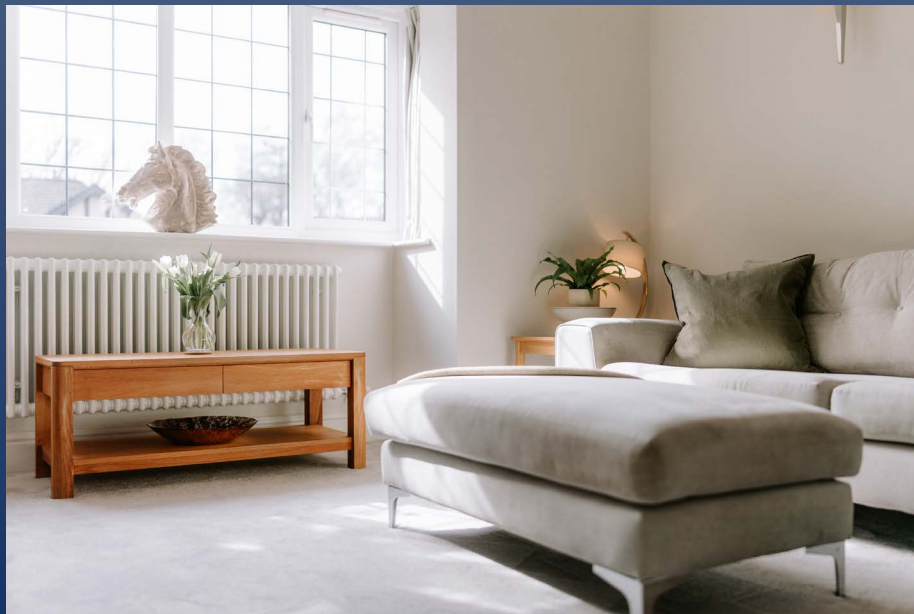
DAVENHAM

Set within a superior cul de sac, on a prized corner plot encompassed by the colour and greenery of immense wrap-around gardens, this prestigious detached double fronted property effortlessly evokes an exceptional introduction to the exemplary level of tasteful understated luxury you'll find within.





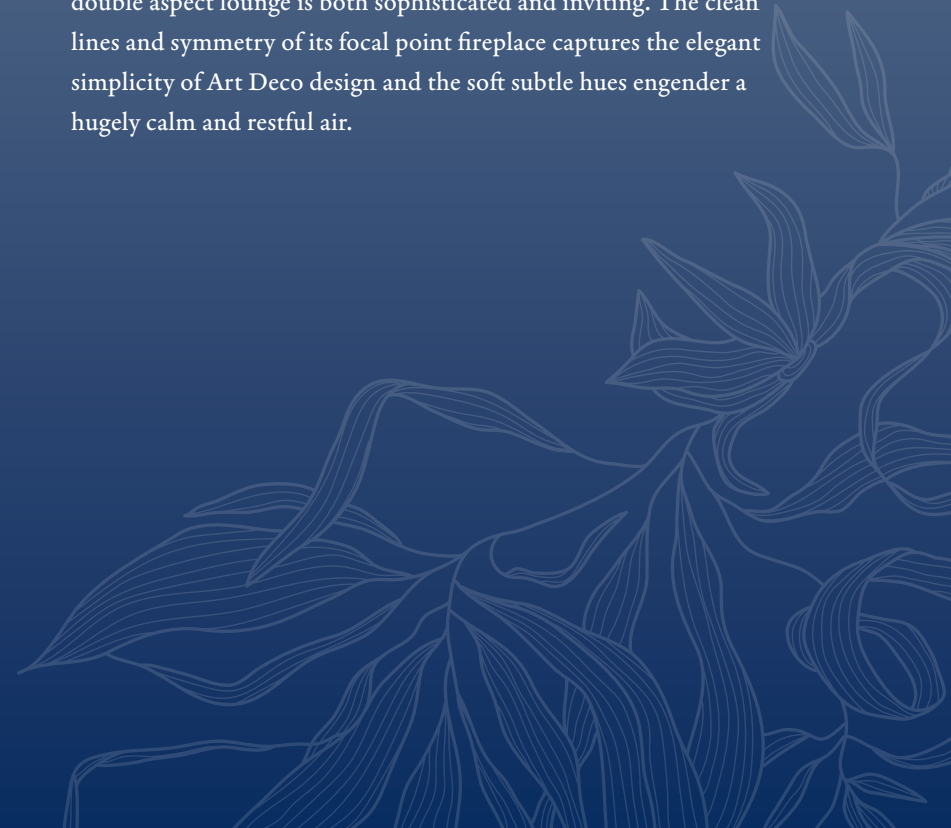




Light-Filled Luxury

Behind a canopied doorway you'll find an impeccable central entrance hall where an elegant turning staircase is bathed in light from above instantly lending a wonderful sense of height and space. The embossed silver leaf design of its walls reflects the abundance of light, while all around you stylish multi-pane doors unfold onto a choice of spaces in which to relax, dine and unwind.

With graceful cornicing and leaded bay windows, an enviably sized double aspect lounge is both sophisticated and inviting. The clean lines and symmetry of its focal point fireplace captures the elegant simplicity of Art Deco design and the soft subtle hues engender a hugely calm and restful air.



The Heart of the Home

When it comes to spending time together, a stunning kitchen with a dedicated family area provides all of the excuses you need. Supremely well appointed with a first-class array of integrated appliances that includes a duo of eye-level Siemens ovens, the extensive kitchen pairs Shaker cabinetry with the warming tones of solid wood countertops.

A central island adds a pop of colour and a contemporary spray tap is a magnificent finer detail. Bar stool seating is equally ideal for a morning coffee or evening glass of wine.









Timeless Style, Family Comfort, and Flexibility

A sumptuous accent wall lends character to the family area, bi-fold doors entice you out onto the terracing.

Versatile to your needs, an adjoining dining room could easily become a dedicated home office or playroom if preferred. A stylish contemporary cloakroom completes the ground floor.



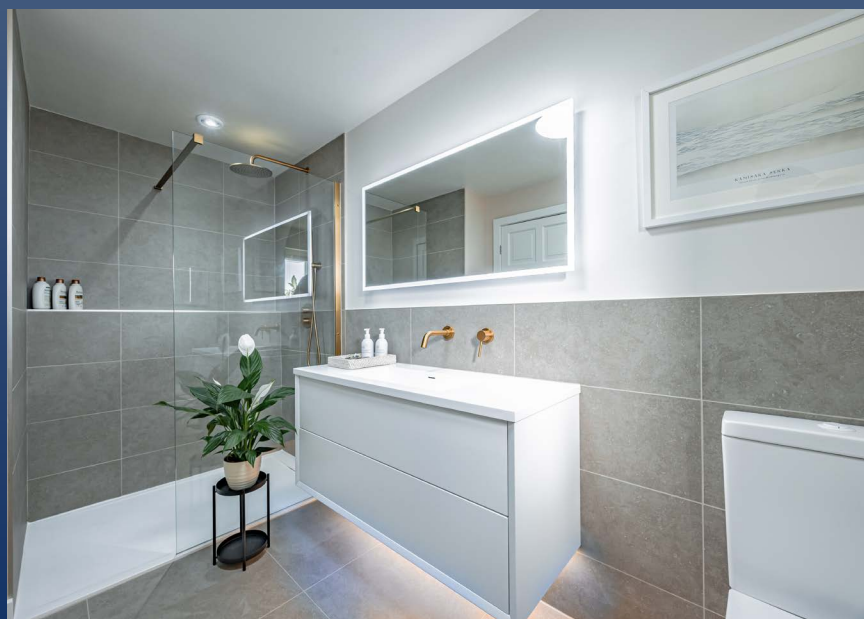
Where Rest Meets Refined Relaxation

The immaculate aesthetics and specification are echoed upstairs in each and every one of the four double bedrooms, two of which rival for the title of main bedroom. The first has the decadent luxury of an exquisite en suite that has a contemporary bathtub, glass framed waterfall shower and beautiful brass detailing that perfectly complements its patterned walls and stone tiling.









Sleek Design, Clever Lighting, Effortless Storage

Across the hallway the second bedroom benefits from a concealed wardrobe space and an equally sublime en suite shower room that proffers a sleeker contemporary feel with its clean lines and clever illumination. Both of the additional two bedrooms have fitted wardrobes and garden vistas, with one currently used as a home office/study. Together they share a smart modern bathroom with further Shaker cabinetry and a bath with an overhead shower, all arranged in a marble veined tiled setting.

Outdoor Private Sanctuary

To the rear of the house the bi-fold doors seamlessly blend the outside and in extending the family area to a prodigious paved terrace with a cherished level of seclusion. It stretches out across the full depth of the house providing a choice of spots for al fresco dining and easily accommodating the shade the pergola. Statuesque trees and hedging encompass the gently raised lawn where an idyllic painted summerhouse sits in the corner beneath a majestic conifer generating a tranquil sanctuary from a busy day. Discreetly placed, a side door offers easy convenient access from the kitchen to the attached garaging.

At the front, pristinely maintained lawns wrap-around framed by fully stocked beds of mature evergreen shrubs and conifers that give year round appeal and plentiful privacy. A considerable brick paved driveway combines with the attached double garaging to supply off-road parking to several vehicles and the distinguished double fronted red brick façade of the house with its leaded windows, timbers and canopied doorway instantly captures your attention.











15 ROYAL GARDENS

DAVENHAM,
CHESHIRE
CW9 8HB

GROUND FLOOR:

- 1383 Sq Ft
- 129 Sq M²

FIRST FLOOR:

- 921 Sq Ft
- 86 Sq M²

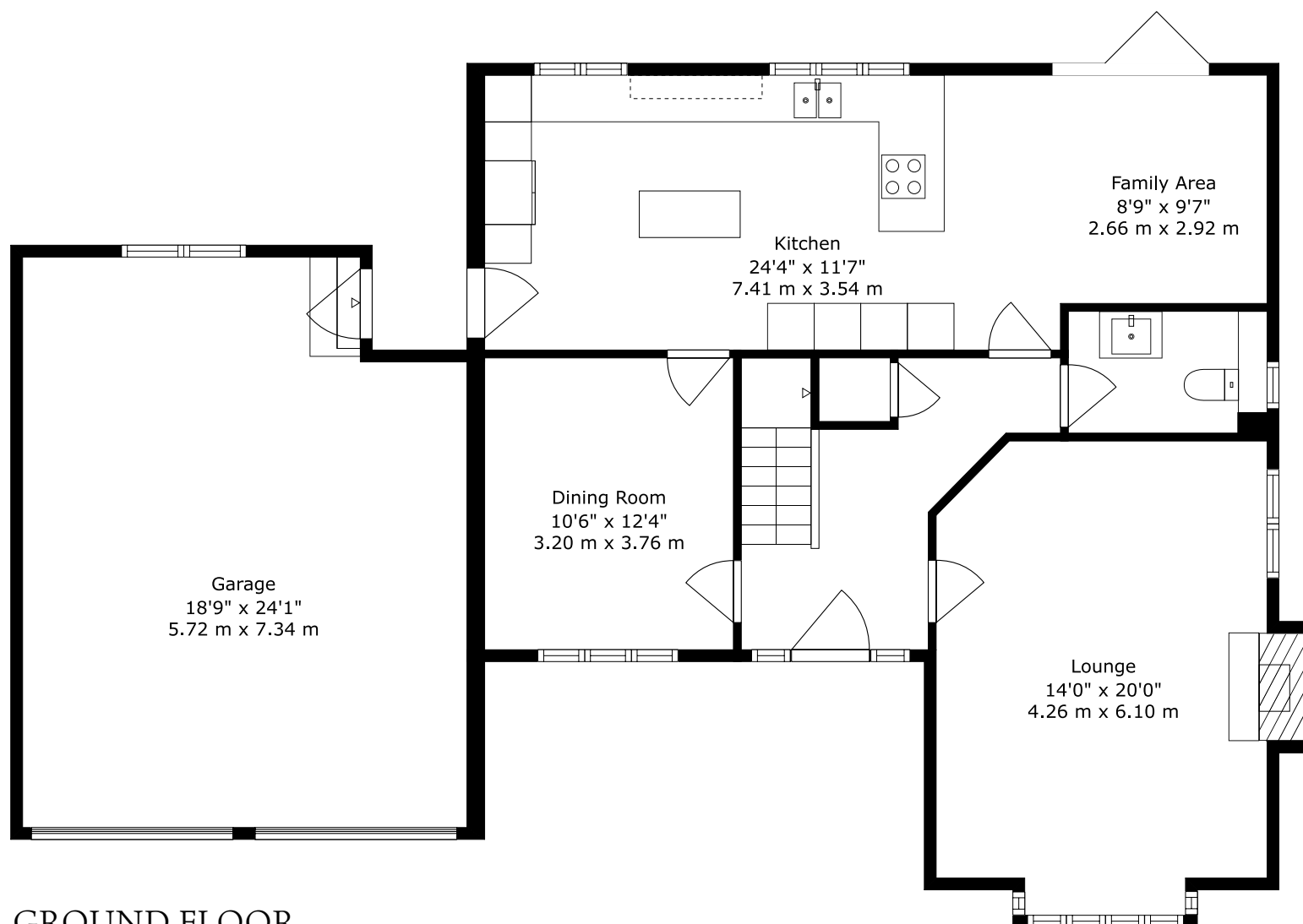
TOTAL:

- 2304 Sq Ft
- 215 M²

FOR ILLUSTRATIVE PURPOSES ONLY

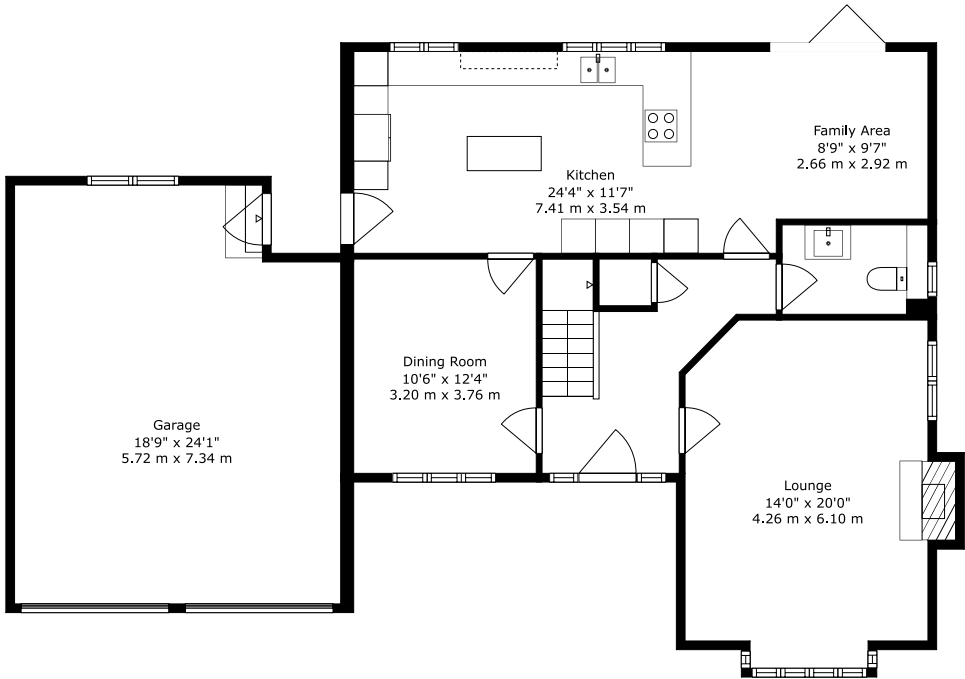
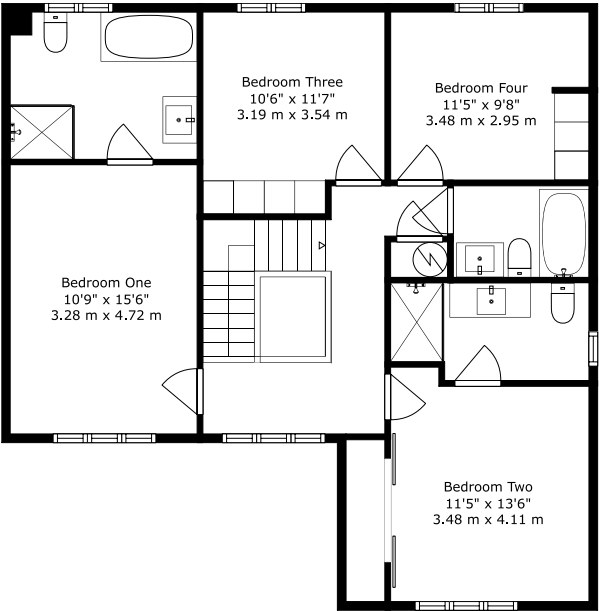
- NOT TO SCALE.

The position & size of doors, windows,
appliances and other features are
approximate only.



GROUND FLOOR

	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		79 C
(55-68) D	62 D	
(39-100) E		
(21-38) F		
(1-20) G		



FIRST FLOOR





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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW 15 ROYAL GARDENS, DAVENHAM, CHESHIRE CW9 8HB



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