



*Hartford Road*

• DAVENHAM •

INTRODUCING



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With all the charm you could hope for in a classic period property, this Grade II listed detached Georgian farmhouse retains the grace and elegance of its original 19<sup>th</sup> century heritage.

With a handsome double fronted facade with archetypal sash windows entices you inside, and a sweeping gravel driveway and walled gardens lend an air of exclusivity.













# *Timeless Interiors with Expansive Rooms*

From the latch wood doors to the stylish bath/shower rooms its interior effortlessly pairs period features with contemporary detailing, while outside double garaging and a superb brick-built summerhouse with a fitted bar enhance the quality of life on offer further still.

Designed to flow freely within the symmetry of the original layout, a sympathetically extended ground floor unfolds from a central entrance hall where a Minton styled tiled floor instantly captures your imagination. A rich ruby red palette complements the timber tones of the staircase's spindles, and while the high ceilings and intricate cornicing hint at what's to come, the generous space can offer a dedicated study/desk area.

To either side a succession of light filled rooms flow around you, stretching out over the full depth of the property a double aspect sitting room has the homely focal point of a period fireplace and easily accommodates the family's baby grand piano.





# Country-Style Kitchen and Dining

Across the hallway the timber tones of a wood floor run beneath your feet in a formal dining room that's equally suited for everyday meals or evenings spent hosting friends. With a cast iron working fireplace of its own, this versatile space connects with an outstanding kitchen/breakfast room where beautifully crafted Shaker cabinetry, a space for a classic Aga and a stone tiled floor engender a true country farmhouse feel. The etched grooves of solid wood countertops filter into a butler sink and the extended dimensions create somewhere that will undoubtedly become the heart of your home.

An adjoining utility room with solid wood cabinets and a further butler sink keeps laundry appliances hidden from view. The added charm of a split stable-style door allows garden vistas to be carried through into a superb snug that offers a cosy place to curl up in front of the warmth of a real fire with a good book and a freshly brewed coffee.

A considerable boot room is a blessing after a muddy walk in the winter months and a ground floor shower room with a contemporary rainfall shower adds plenty of convenience for busy households and guests.













# *Spacious Bedrooms and Heritage Bathrooms*

The elegant aesthetic of picture-perfect fireplaces, sash windows and wood doors continue upstairs where four generous bedrooms provide plenty of flexibility. A restful main bedroom has the luxury of an en suite that blends a tastefully chosen rose head shower with glass shelving and a tiled setting.



Together the additional rooms share an exemplary bathroom with a matching walk-in shower and a heritage suite that includes a panelled bath, Shaker basin console and a traditional high-level w.c.

Conjuring a host of possibilities, a double fifth bedroom with a direct staircase from the utility room has triple aspect garden views and an immense degree of versatility to be tailored to your own needs as perhaps a home office, guest suite, gym or cinema room.



# *Enchanting Gardens with Private Driveway and Inviting Summerhouse*

Outside, the walled grounds and gardens that encompass this village home reflect the graceful history of the property. To the front a sweeping gravel driveway framed by an enclosed lawn instantly gives a superior introduction, combining with detached double garaging to supply a wealth of private off-road parking.

A characterful brick archway gives a glimpse of the greenery of the prodigious rear garden and entices you into a secluded sanctuary that has the feel of a quintessential English country garden. A paved patio is ideal for al fresco entertaining or lazy weekend brunches, the considerable lawn gives children plenty of chance to play and a wonderful brick built summerhouse with a fabulous bar is an enviable hideaway from the world outside.













# *Effortless Blend of Historic Character*







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# *First Floor*

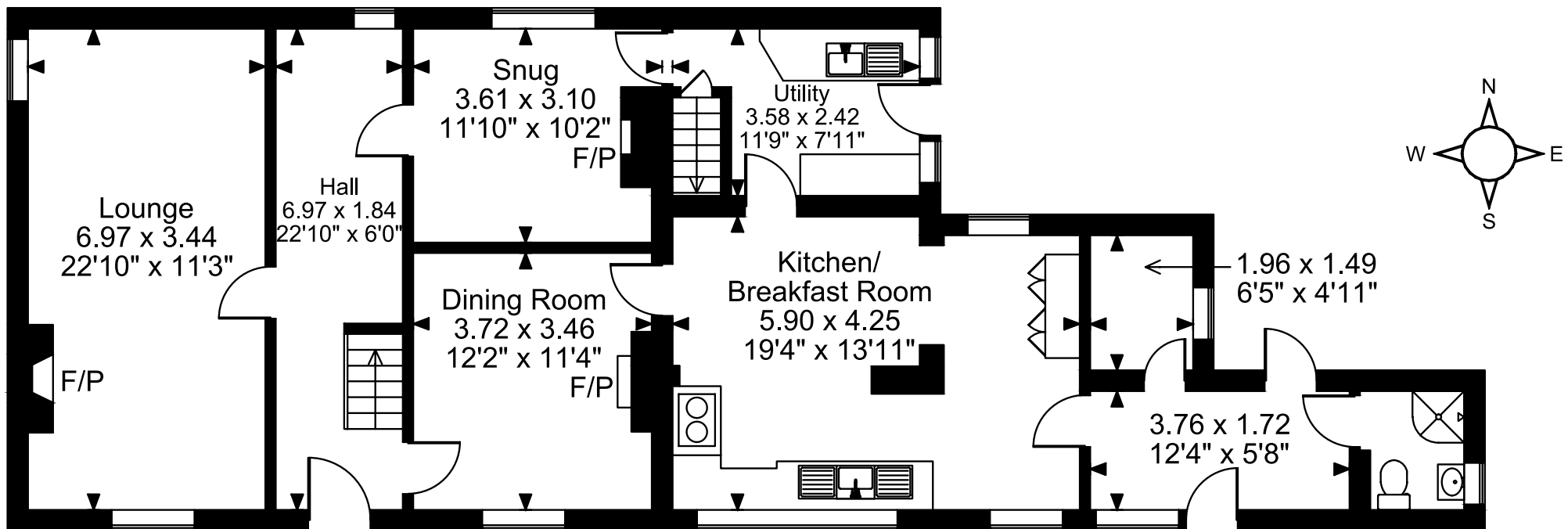
153 Hartford Road, Davenham

Approximate Gross Internal Area

Main House = 2077 Sq.Ft - 193m<sup>2</sup>

Garage = 369 Sq.Ft - 34m<sup>2</sup>

Summer House = 161 Sq.Ft 15m<sup>2</sup>



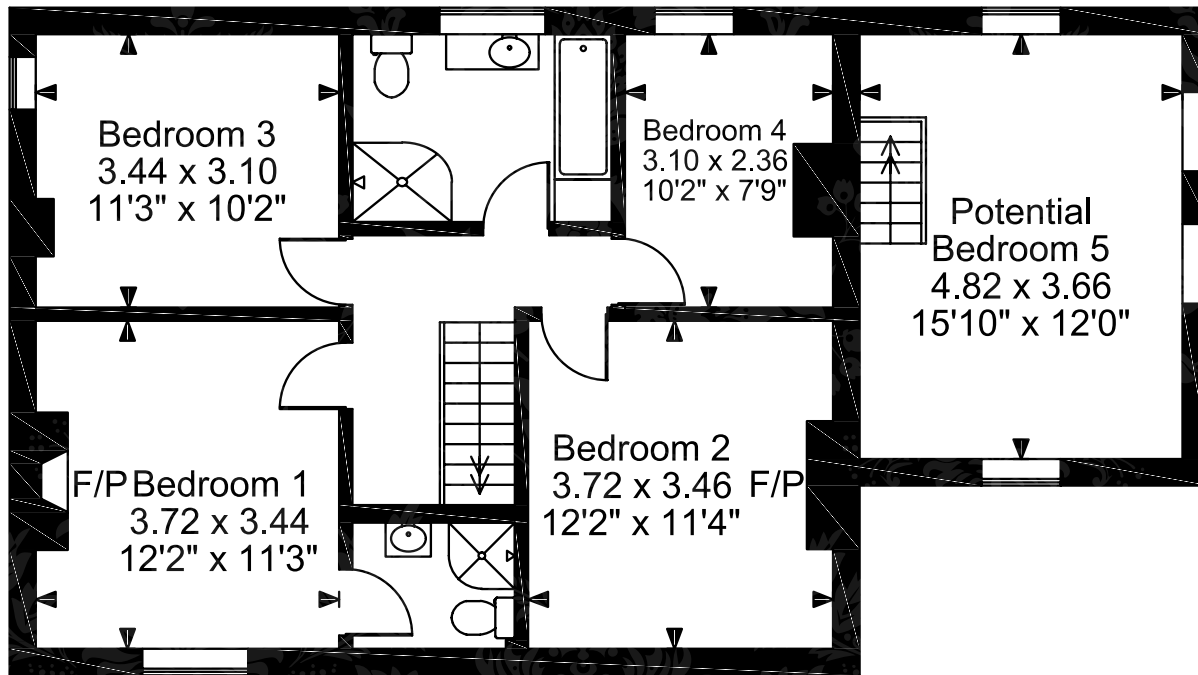
## FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

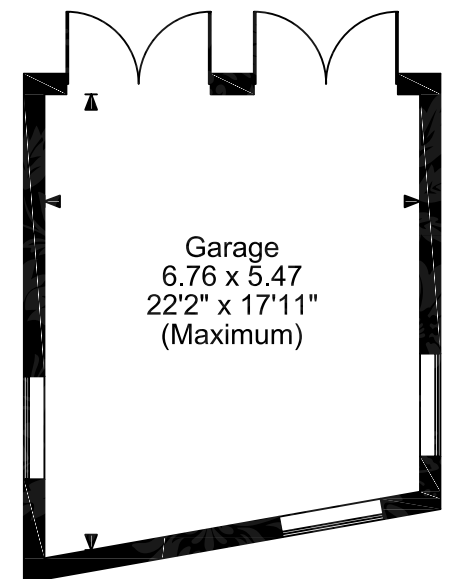
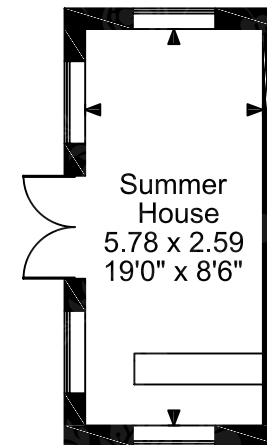
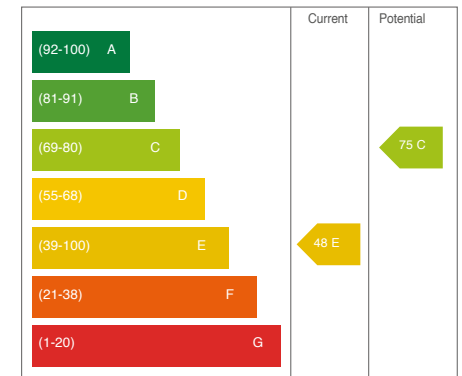
The position & size of doors, windows, appliances and other features are approximate only.



# Second Floor & Out Buildings



SECOND FLOOR



OUT BUILDINGS





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SCAN TO VIEW  
MORE DETAILS

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