

GREEN LANE
DAVENHAM





In the thriving village of Davenham, discover the perfect family home, set within wraparound gardens ideal for entertaining, and with its own self-contained annexe, at No. 2, Green Lane.



STEP INTO THE LIGHT

Tucked back off the road, there is ample parking for several cars along one of the two driveways at No. 2, Green Lane, the other driveway with gated access from London Road is large enough to accommodate a caravan or boat.

A home reimagined and refreshed over the last three years, No. 2, Green Lane has been fully updated, with fresh décor, upgraded bathrooms and a renewed kitchen.

Light streams in through glass panels within and to the side of the modern front door, creating an open and airy ambience in the entrance hallway, where original parquet flooring dating to the 1950s flows out underfoot.

To your left, light streams in through the large, shuttered window to the front and smaller side window in the study. Underfoot, parquet flooring continues from the entrance hall, whilst an open fire adds warmth from within its original surround.

SEAMLESS LIVING

Ahead from the entrance, peep through to the left, to discover a large utility room, with plumbing for an American style fridge freezer, cupboard storage, a sink, and the combi boiler, newly fitted in 2023. There is also access out to a useful bin storage area and the rear courtyard. Stylishly decorated, there is also a handy guest WC off the utility room with laundry area with plumbing for a washing machine and dryer.

Professionally sprayed to a contemporary black, the modernised kitchen-dining-family room has been updated to serve as the sociable hub of the home. A capacious room, with large, leaded French doors to two aspects, drawing in so much light, this room is in constant connection to the garden.

With new flooring installed, a cooker hood replaced above the double oven with five-ring gas hob, new dishwasher, new composite resin worktops and a large drawer storage island with space for casual dining. The kitchen is illuminated by undercabinet lighting.

Doors open from the kitchen dining area to the garden, inviting you to dine alfresco in the summer months, as the children play on the large lawn.





RELAX AND UNWIND

Beyond the dining area, the lounge opens up, to a cosy, light and inviting room, where a gas fire roars in its original surround, and views extend over the front garden.

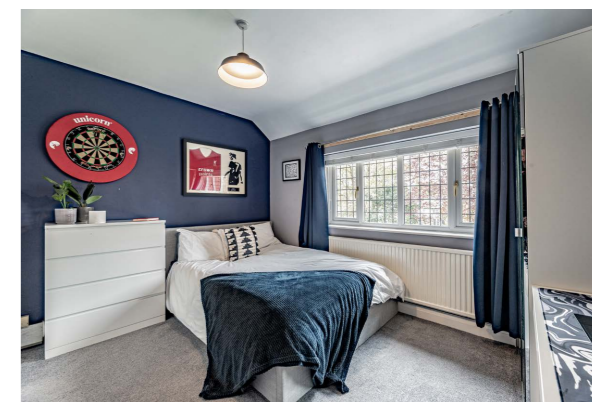
Blue walls combine with the traditional style of the window panes for an almost Art Deco feel, stylish yet serene. Returning to the hallway, ascend the carpeted stairs to reach the light-filled landing.

CONTEMPORARY COMFORT

Turning left, sanctuary awaits in the first of four sophisticated double bedrooms, with calming shades to the walls and views out towards the rear courtyard.

Next door, refreshment awaits in the elegant family bathroom. Refitted in 2022, modern herringbone panelling hygienically adorns the walls, easy to wipe down and free from the maintenance needs of grouting. Enjoy a relaxing soak in the bath, fitted with overhead thermostatic shower. There is also a vanity unit wash basin and WC with heated towel rail.

Along the landing, arrive at a second, spacious double bedroom, where a wide window to the side of the property draws in plenty of natural light. Dressed in navy blue and grey, refreshment awaits in the newly updated shower room ensuite.





SWEET DREAMS

Returning to the landing, a destination in its own right, there is ample space to relax and recline with a book in the afternoon sunshine, which flows in through the arched window.

Discover refuge in the sublimely styled master suite, where dark green walls lend a boutique chic to the ambience of the spacious bedroom. Plush grey carpet flows underfoot, with a beautiful pocket door opening to an ensuite, where feature palm print tiles lend a tropical feel in the shower, continuing the motif of green. Further door to a handy storage area. Contemporary, clean and light, this bedroom offers views out to the front garden.

Also overlooking the front garden is a fourth spacious double bedroom, dressed in pastel shades of pink and grey, with light flowing in from windows to the front and side.

A home with room for all the family, there is also a large, boarded loft above the landing, furnished with power and lighting and accessed via a drop-down ladder.





COME RAIN, COME SHINE...

"Not many homes nearby have a garden this size."

An entertaining haven in all weathers, the large, Indian stone paved patio serves as an outdoor kitchen, with pizza oven and space for a barbecue. As the sun sets, it fills this courtyard piazza, also furnished with a hot tub and bar, with warm light. A sociable hub, the garden and courtyard are at their entertaining zenith in the summer months, whilst the patio heaters and pizza oven supply an ambient warmth ensuring the area is all-season ready.

The mature garden with an abundance of lawn, wraps around the home, lending it a sense of privacy.

ANNEXE POTENTIAL

Ideal for multigenerational living, the original garage has been fully converted to serve as a self-contained annexe.

Securely accessed via its own, private gated entrance, step into the fully fitted kitchen-dining-living area, furnished with fridge-freezer, oven and four ring electric hob alongside a sink. There is also a shower room and double bedroom with space for a double bed and fitted bedside cabinets. Further storage can be found in the nook with fitted hanging rail, with loft space above.

Outside, a patio area leads to a sheltered shed, plumbed for washer and dryer.



OUT AND ABOUT

Perfectly positioned for families, Davenham Primary School is a mere three to four minutes' walk from the door, whilst Sir John Deane's Sixth Form College, one of the UK's highest achieving sixth forms is also close by. For independent schooling, The Grange is just five-to-ten minutes' drive away in Hartford. Meanwhile, Leftwich High School in Northwich currently carries an Ofsted rating of 'Outstanding'.

Nestled in a friendly community neighbourhood, there are a range of fantastic play facilities including parks, cricket and bowling clubs close by, alongside a British Legion Club, hosting community activities and events, and two thriving pubs.

Davenham retains its traditional friendly country village feel, with the two local pubs Oddfellows and The Bulls Head hosting regular community-oriented events including family fun days, live music nights, and an age-old traditional village conker competition.

Also home to a local theatre and two churches, you can regularly see advertisements for the latest play or comedy night.

Balance the warmth and welcome of country living with excellent commuter links; No. 2, Green Lane is situated close to train stations in Hartford, Northwich, Greenbank and Lostock.

Northwich is also home to a Minor Injuries Unit, which is expanding in its provision of clinics, and is just ten minutes away.

Shops and amenities in the village supply your day-to-day needs, with a local pharmacy, beautician, garage with Spar shop, Premier shop, hairdressers and barbers, alongside a series of eateries. For the eco conscious, you can also restock at The Refill Shed, the only sustainability shop in the area. Further facilities can be found five minutes' walk from here in Kingsmead, including a doctors', a dentist and a vet.

Walks await in abundance close by, not far from the Whitegate Way, Delamere Forest and the River Weaver.

An ideal home for a family with children young and old, No. 2, Green Lane is a spacious and sociable home in a friendly community village in the heart of Cheshire.

ASK THE OWNERS

Where do you go when you need...



Groceries?

SPAR or Premier
in Davenham



A walk?

Along the River Weaver



A bite to eat?

Eastern Revive in Davenham



A day out with the family?

Chester Zoo or Cheshire Oaks



A local pub?

The Bulls Head in Davenham



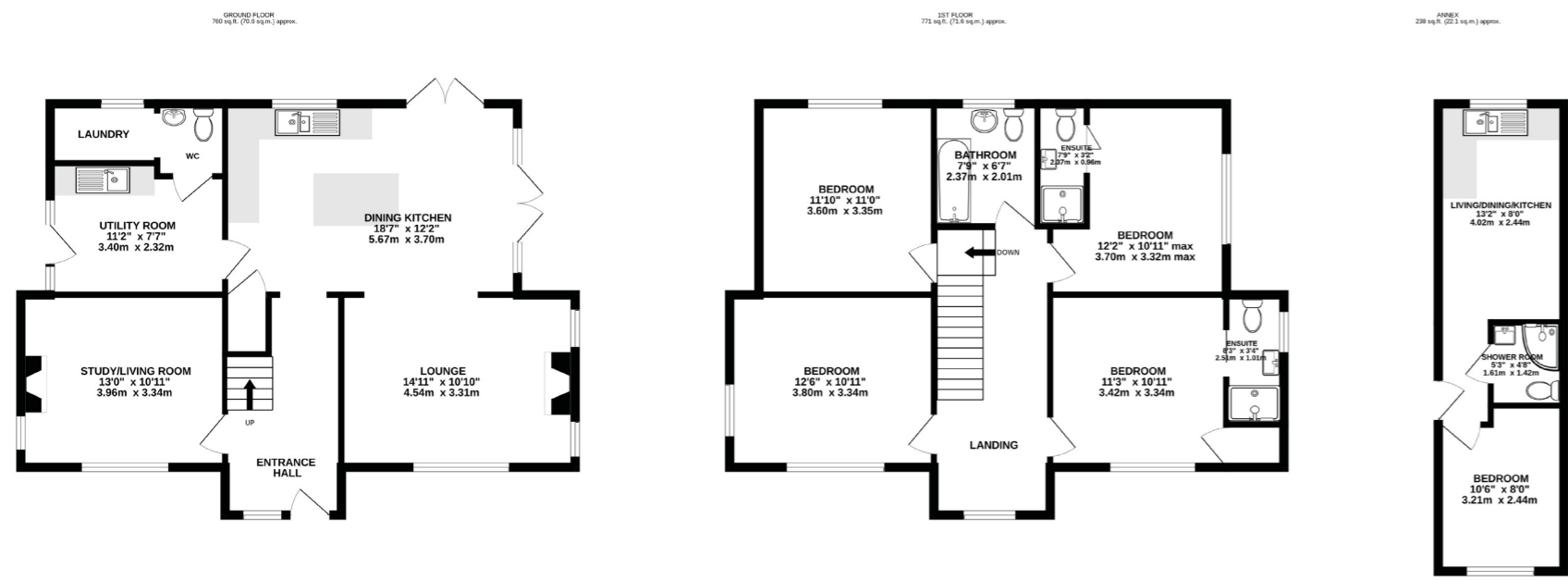
School?

Davenham Primary School or
Leftwich High School



OUT AND ABOUT

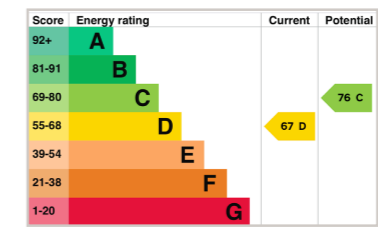
- Set in the thriving village of Davenham
- 1768 square feet of internal living space
- Excellent entertaining space
- 4 Double bedrooms in the main house
- Wraparound gardens
- Additional modern annexe conversion



TOTAL FLOOR AREA: 1768 sq.ft. (164.3 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

SEE PHIL'S VIDEO TOUR



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