



49 Hartford Road
DAVENHAM



Hartford Road is such a wonderful place to live that homes very rarely come to the market. When a family moves in, they often don't move out. This perfect location is close to shops, a catchment for fantastic schools, and just a short drive to the train station or countryside walks.

Built in the early 1900's, this marvellous home perfectly blends period features with a stylish modern feel and is ready to move into.

As you drive down the picturesque, tree-lined Hartford Road, you'll turn into your private driveway, where you can park with ease. The home features an inviting open frontage with a lush lawn, and the driveway conveniently leads to the spacious rear garden.



Come on in...

Make your way inside where you will find yourself in the cosy living room, a welcoming space that immediately feels like home, bathed in natural light streaming through a charming open bay window. The feature fireplace, a nod to the home's early 20th-century origins, adds a touch of timeless elegance and character. Imagine curling up with a good book, watching a movie or your favourite TV series.



The Heart of the Home

Whether a simple mid-week meal or a dinner party with friends, the kitchen truly is the heart of the home. Sunlight streams through the Velux windows, flooding the space with natural light and creating a warm, inviting atmosphere.



Neutral-coloured kitchen units and a central island sit beneath the Velux windows, topped by marble-effect worktops, creating the perfect workspace for preparing food for the family. There is a built-in oven and hob, and space for a fridge freezer, washing machine, and wine chiller.

At the rear of the room, tucked away from the bright light of the Velux windows, there is ample space for a dining table and cosy seating, ideal for both dining and relaxation.

From the kitchen, French doors lead out to a conservatory and then directly onto the decking in the garden, giving a great connection to the outside space.





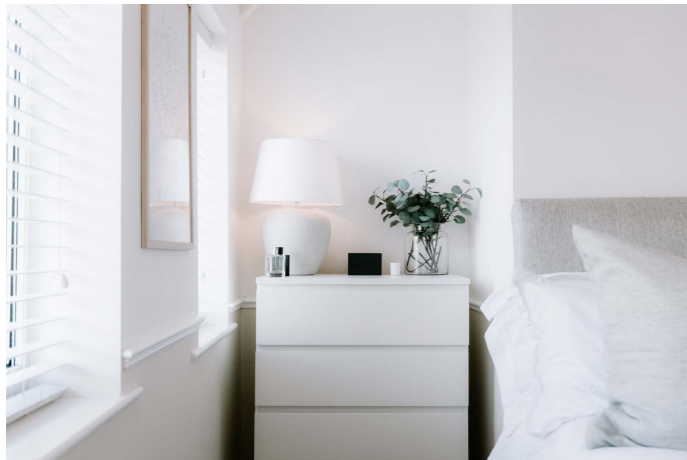


Time for Bed

As the day comes to an end, make your way up to the first floor landing, where tranquillity and comfort await. The master bedroom, located at the front of the property, exudes charm with its feature fireplace and two generous windows that fill the room with natural light, creating a serene retreat.

The second bedroom, also a spacious double, offers a lovely view of the rear garden, providing a peaceful and private sanctuary.

The family bathroom is well-appointed with modern amenities, including a bath, separate shower, wash basin and WC. This thoughtful layout ensures both convenience and relaxation, making the upstairs a perfect haven to unwind after a long day.





It's About Vine

Step into your own private oasis with the substantial south-facing rear garden, a private haven enveloped in sunlight throughout the day. Whether you enjoy basking in the sun, eating al fresco, or pottering in the flowerbeds, the garden offers something for everyone.

"You can really lose yourself in the garden."



To the rear of the garden, the greenhouse is home to a very special 80-year-old grapevine. This abundant vine produces around 6,000 grapes each year that can be turned into around 30 bottles of home-brewed wine.

A true sanctuary for outdoor living, the garden offers endless possibilities for enjoyment and relaxation which really helps set it apart.



"This is such a great house for entertaining - from BBQ's out on the decking, to dinner parties in the kitchen."

Out and About

Hartford Road is just a few hundred yards from local shops, including a restaurant and coffee shop that offers an excellent brunch for a lazy weekend morning. This property sits within the catchment of some of the most desirable schools in the area. Davenham Primary School is just a short walk away, as well as Sir John Deane's Sixth Form College and The County High School, Leftwich.

It is just 2 miles, a brisk 45-minute walk or a short drive to Hartford train station, with access to major cities in the northwest. You could be in London within 2 hours, making this location ideal if you need to travel for work.

Life is more than work, and there are lots of great days out in the area. Why not enjoy a day at the nearby Oakwood Marina, where you could hire a barge, spend time outdoors at Delamere Forest, or visit Riverside Organic Farm shop for some quality produce?

Davenham Theatre is just a short walk away, offering a variety of performances ensuring there is always something exciting to see. Whether you're looking for a night of laughter, a dramatic play, or live music, Davenham Theatre is the ideal spot.

Ask the Owners

Where do you go when you need...



Groceries?
SPAR in Davenham



A walk?
Along the river towards
Riverside Organic Farm Shop



A bite to eat?
Eastern Revive in Davenham



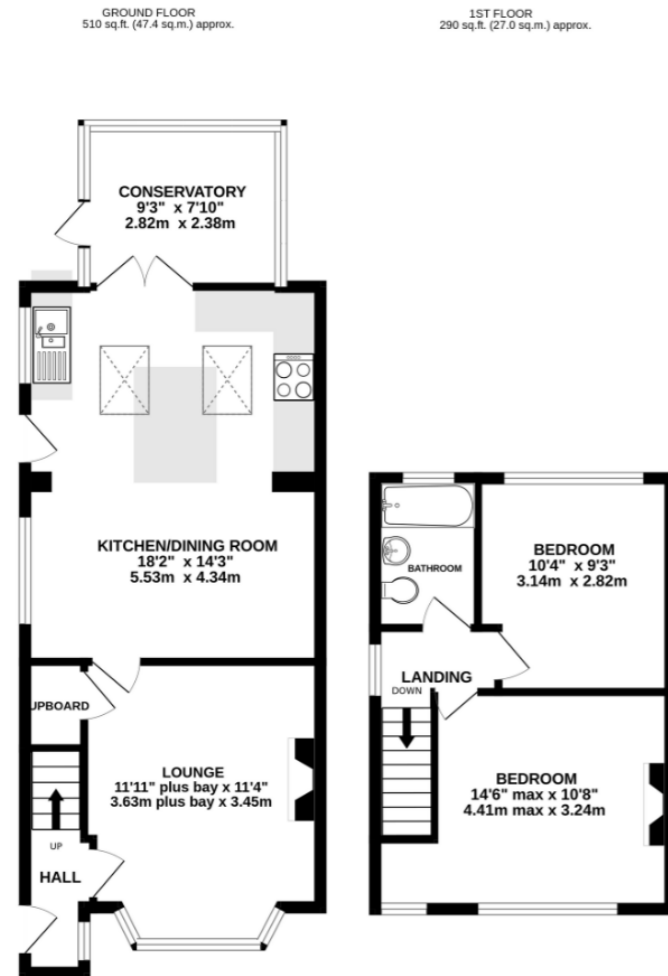
A local pub?
The Bulls Head in Davenham



A day out with the family?
We enjoy a day in Delamere or at Oakwood
Marina where you can hire a barge



School?
Davenham CofE Primary
School, The County High
School Leftwich or Sir John
Deane's Sixth Form College



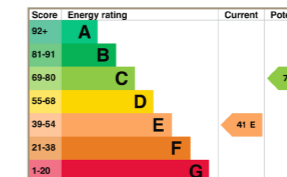
TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

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.

Specifications

- Sought after Davenham village location
- 800 square feet of internal living space
- Immaculately presented throughout
- Large dining-kitchen
- Bright Conservatory leading out to the garden
- South-facing garden with greenhouse and grapevine
- Excellent transport and commuter links

See Phil's
Video
Tour



Unable to locate the property?
Try **what3words**

finely.easygoing.musically

** The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. **

A repeating pattern of stylized teal leaves and branches on a light cream background. The leaves are elongated with visible veins, and the branches are thin and dark. The pattern is dense and covers the entire page.

49 Hartford Road
DAVENHAM
CW9 8JD



STOREYS

01606 339922 | hello@storeysofcheshire.co.uk