

A stylized, white, serif-style number '29' is centered within a white arched frame. The '2' has a decorative flourish at its top, and the '9' has a curved tail.

**WILDINGS
GROVE**

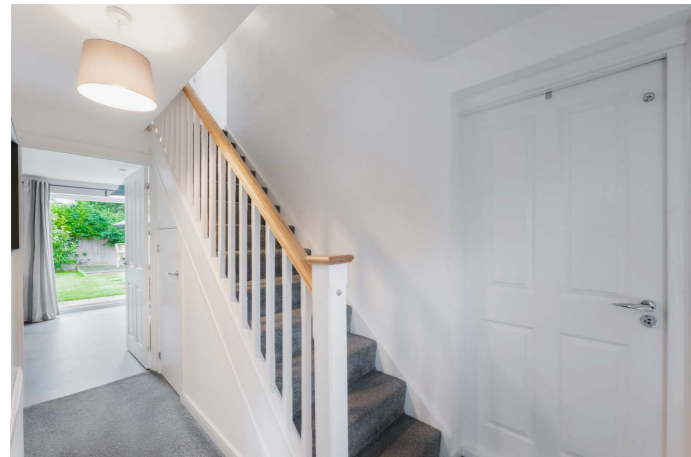


SOUGHT AFTER SETTING

Commutable country living awaits in the heart of the Cheshire countryside at No. 29, Wildings Grove, a handsome detached home peacefully positioned close to the heart of Davenham village. Within easy reach of well-regarded local schools and shops, enjoy the best of both worlds at No. 29, Wildings Grove, quietly tucked away along a peaceful and safe cul-de-sac.

Instantly eye-catching with its formal gabled frontage and broad block paved driveway, where there is ample parking for two cars in addition to an integral garage, neatly planted borders offer a buffer of green as you make your way to the canopy covered front door.

29



A BRIGHT ARRIVAL

Stepping into the hallway, where white walls counter the soft grey carpet underfoot, make your way through into the lounge on the left. Light streams in through the broad bay window overlooking the front garden whilst a neutral palette of white and grey creates a soothing, serene ambience. Spacious and bright, this room offers a private space in which to relax and unwind for evening comfort and downtime.

Returning to the light and airy entrance hallway, make your way along to arrive at the large, open plan kitchen-living-dining room; French doors offer instant access out to the garden, where the patio is perfect for al fresco dining.





WINE AND DINE

Dine sociably at the large central island with breakfast bar seating for three, in this sociable heart of the home. Well stocked with cabinets and drawers, there is ample storage for all your culinary utensils and essentials, whilst an array of integrated appliances includes oven, hob, extractor, sink, fridge, freezer and dishwasher. Light, spacious and peaceful, wine and dine with views overlooking the garden.

Opening up from the kitchen, the utility room is a practical place, stocked with further storage, a second sink, shelving and plumbing for a washing machine and dryer. From the utility room, there is access out to the garden and through into the downstairs WC with wash basin.





WILDINGS
GROVE



REST AND REFRESH

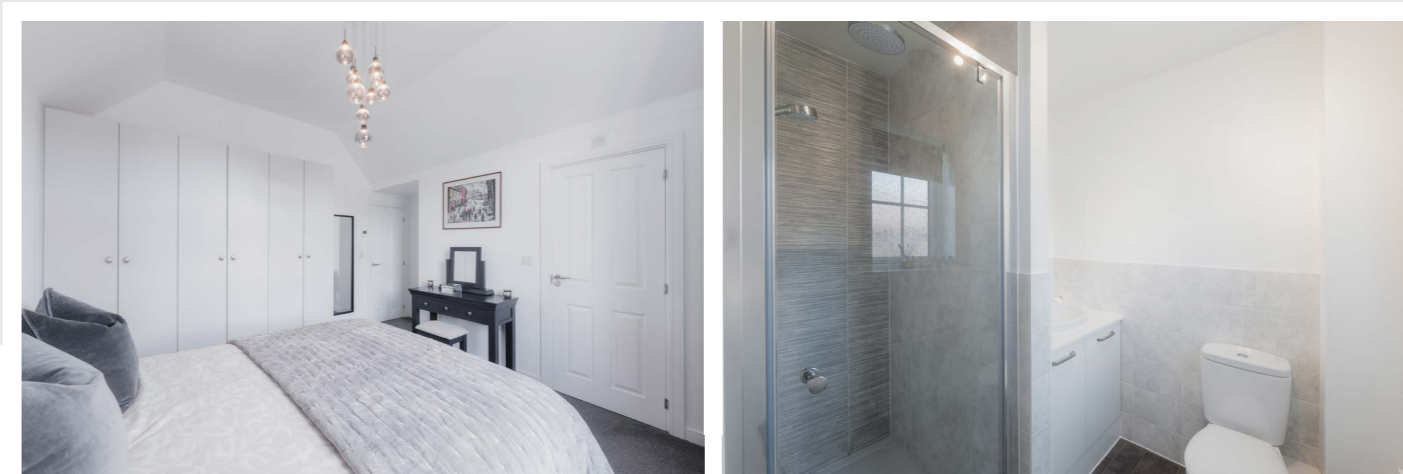
Returning to the entrance hall, there is access through to the integral garage to the right of the front door, before ascending the stairs to the first-floor landing. Overlooking the peaceful cul-de-sac to the front, to the right of the stairs, discover the first of the bedrooms, carpeted, quiet and with storage for clothes and a fitted desk for study.

Next door, with views out over the well-maintained rear garden, a second bedroom again offers plenty of storage space for clothing, books and more.

To the centre of the landing, the family bathroom offers refreshment for all, furnished with a bath containing overhead drench shower and also furnished with a heated towel radiator, wash basin and WC.

Turning left from the top of the landing, discover a third spacious bedroom overlooking the rear garden before reaching the spacious master bedroom.





Light, bright and airy, the arched window saturates this spacious bedroom with sunlight, whilst above, the high, vaulted ceiling creates a soothing, peaceful feel. Refresh and revive in the private en suite, tiled in modern shades of grey and where you can soothe your senses and prepare for the day beneath the rainfall head of the shower cubicle. There is also storage in the vanity unit beneath the wash basin, next to the WC.

SOAK UP THE SUNSHINE

Wine and dine on the patio terrace, accessed from the kitchen, overlooking the lush green lawn and flooded in sunshine during the summer months. To the rear of the securely fenced garden (ideal for children and pets) an elevated corner of decking allows you to follow the sun as it moves around the garden.

Enclosed by fencing and mature trees, private and peaceful, this good-sized garden, reassuringly low maintenance, offers plenty of space for all the family to enjoy.



OUT AND ABOUT

Nestled in a vibrant and community-focused neighbourhood, the quiet cul-de-sac setting of No. 29, Wildings Grove is balanced by a wide array of amenities on the doorstep, with a variety of local pubs, restaurants, scenic walks and convenient amenities close by.

Dine out at Eastern Revive on Church Street, a popular Indian restaurant, whilst in Devenhams, on London Road, share a plate of tapas and enjoy pre-theatre dining before catching a show or some live comedy at the delightful theatre on nearby Church Street.

Also in Davenham village, enjoy local homemade food in The Bull's Head, or catch the sports matches on the big screens at The Oddfellows Arms, while further afield, the Hayhurst Arms provides a great gastropub experience.

The Kingfisher, located in nearby Kingsmead, is also close by. Local clubs, meanwhile, include the British Legion and the Cricket Club.

Locally, there is an abundance of walking routes, with scenic walks around the village, extending to Moulton, and continuing along the river with views of the Vale Royal Abbey, leading into Winsford or Northwich. A particularly peaceful and picturesque route covers 9.5 miles from door to door, offering an ideal escape into nature.

Families can enjoy a visit to the Riverside Organic Farm, great for children, who can pet the animals, play on the park and enjoy the delicious food and ice cream on offer. Davenham itself is home to two parks, whilst in nearby Northwich you can enjoy educational visits to the Salt Museum and catch the latest movie at the cinema.

Cheshire Oaks shopping outlet, the Blue Planet Aquarium, Chester Zoo, and Knowsley Safari Park are all within a 30-minute drive. There are also local toddler and mum groups in the village, and a swimming pool in Northwich. With all-you-need-essentials covered in the village shops (including a bakery, Spar, Post Office, boutique

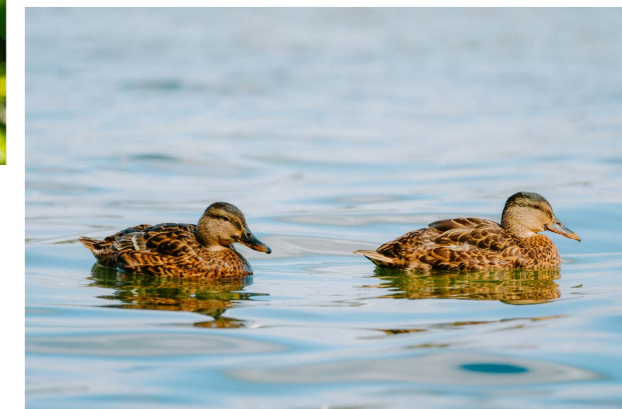
and gift shop, Premier convenience store, barber, hair salon, beauty parlour, pet parlour, antique shop, and pharmacy), you can also buy fresh produce and organic meats from a local farm.

Commuting is convenient, with buses passing through the village and calling in the nearby towns. Hartford, Northwich, and Greenbank all have train stations, providing excellent connections, whilst for international travel, Manchester Airport is just 20 minutes away, and Liverpool Airport just 40 minutes away.

Families with children are well served by excellent local schools. Davenham Primary School is rated 'Good' by Ofsted, whilst County High School Leftwich and Sir John Deane's College are both rated as 'Outstanding', making No. 29, Wildings Grove an ideal location for growing families.

A handsome home, with picturesque riverside walks on the doorstep, alongside access to excellent schools and amenities, this functional,

warm and welcoming family home offers an idyllic lifestyle in a beautiful village setting, waiting for its next owners to create cherished memories.





ASK THE OWNERS

Where do you go when you need...



Groceries?

SPAR in Davenham or the Co-op
in nearby Hartford



A walk?

Along the River Weaver,
Delamere Forest or Marbury Park



A bite to eat?

Devenhams CW9 or Eastern
Revive - both are in the village



A local pub?

The Bulls Head in Davenham
or The Hayhurst Arms in
Bostock



A day out with the family?

Knutsford or Chester



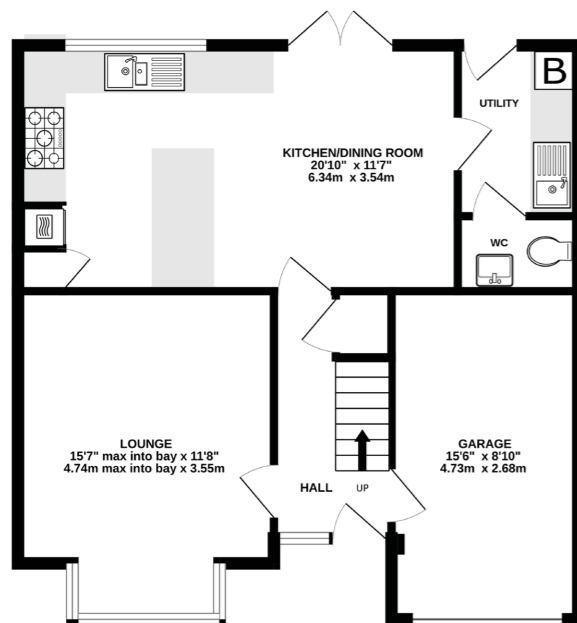
School?

Davenham C of E Primary School,
The County High School Leftwich or
Sir John Deane's Sixth Form College

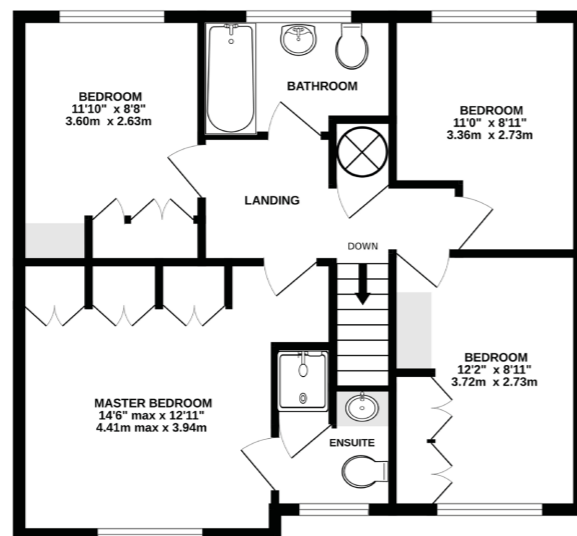


SPECIFICATIONS

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.

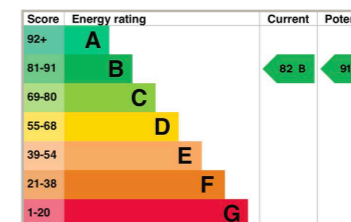


TOTAL FLOOR AREA: 1318 sq.ft. (122.5 sq.m.) approx.
EXCLUDING GARAGE: 1191.64 sq.ft. (109.82 sq.m.) approx.

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.

- Peaceful location in Davenham village
- 1191.64 square feet of internal living space
- Open-plan kitchen-living-dining room with garden views
- 4 bedrooms and 2 bathrooms, including master suite with vaulted ceiling, arched window, and private en suite
- Secure, low-maintenance garden with a patio and elevated decking
- Integral garage
- Excellent local walking routes
- Conveniently placed for nearby amenities and transport/commuter links

See Ian's
Video
Tour



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