

1 WHITTINGTON GARDENS

D A V E N H A M

EXCLUSIVE & SECLUDED

Nestled in the heart of Davenham, part of an exclusive trio of homes, built by developer Linden Homes in the 1980s, No. 1, Whittington Gardens offers the ultimate blend of peace, privacy, rurality and accessibility. Close to fantastic local schools and offering so much space for a family to grow, discover a home that evolves alongside your needs, at No. 1, Whittington Gardens. Set along a private country lane and on a large plot, pull onto the block paved driveway, where plenty of parking is available, which leads to an electric, two-door double garage.





A WARM WELCOME

A home that has undergone a complete renovation programme over the past five years, with rooms reconfigured, walls removed and open plan living installed in the heart of the home. New lighting features throughout, a new kitchen, utility and two new bathrooms fitted. Other improvements include newly fitted UPVC doors, all new internal doors, freshly fitted carpets and flooring throughout, along with a new boiler and water tank fitted in 2025. Make your way indoors, where modern window panels shower light into the entrance hall from beside the front door. Carpeted in light grey, the entrance hall is a central hub, where the staircase ahead leads up to a light and airy gallery landing.





Turning right, a warm welcome is assured in the sumptuously sized lounge, where a Cheshire brick inglenook fireplace serves as a stunning centrepiece, inset with windows to either side of the gas fire, creating an enchanting effect.



Light and bright, the wide bay window to the front delivers views out over the mature greenery of the garden, whilst to the rear, French doors offer instant access out to the garden. Cosy and snug on winter days with the fire lit, there is ample space for three sofas, offering room for all the family.





INDOOR-OUT LIVING

Making your way ahead from the entrance hall, step through into the spacious, open plan newly fitted kitchen dining room, where new laminate wood flooring flows out underfoot and light streams in through two sets of French doors which invite you out to the garden for alfresco dining on summer days. Dine sociably at the breakfast bar, or feast formally at the dining table. An array of cupboards and drawers provide plenty of storage for all your culinary utensils and essentials, whilst the gleaming worktops offer ample preparation space.





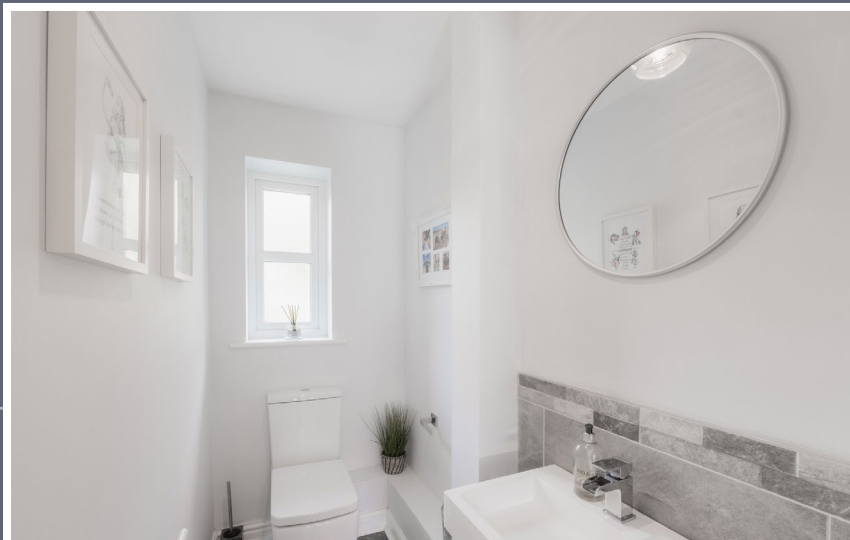
A host of built-in AEG appliances are available when cooking for the family, including a double oven, induction hob, large integrated floor-to-ceiling fridge and floor-to-ceiling freezer. There is also a sink, dishwasher and pull-out larder and spice rack storage. Every room at No. 1, Whittington Gardens retains an open, spacious and airy ambience.



Continue through, into the newly fitted utility room, where further storage can be found, alongside a sink and plumbing for a washing machine and dryer. Thoughtfully designed, there is also a convenient floor to ceiling cupboard ideal for storing mops, brooms or an ironing board. Storage is in plentiful supply, throughout both the ground and first floor levels of this home.



Returning to the entrance hall, discover a second lounge to the left of the kitchen, cosy and bright, offering views out over the garden and driveway to the front. Versatile in its nature, this room also works well as a home office or playroom, situated next door to the cloakroom, which is furnished with vanity unit wash basin and WC.





Grey, carpeted stairs lead up from the entrance hall to the light and airy gallery landing, where an archway to the left leads to an inner landing providing access, and a sense of separation, to the master suite.





SWEET DREAMS

Soothing shades of peacock green adorn the walls, with plenty of space for a super king size bed in the main bedroom. Wake up to leafy views, and the sight of blossom in May. Another archway leads through to the dressing room, where a large window invites light in, and where fitted wardrobes offer all-season storage. Refresh and revive in the large en suite, tiled to the walls and underfoot in soothing neutral tones, and furnished with a corner bath and separate shower. The wide window provides pleasant views out to the garden.



“An architect talked to us about the potential to develop this area of the home. There is a lot of space.”



STORAGE HEAVEN

Returning along the landing, ahead from the stairs, a large double bedroom is cosily carpeted underfoot, with plenty of space for wardrobes and a desk. To the right of the stairs, along the landing, an archway leads through to a double bedroom on the left where quadruple fitted wardrobes release the rest of the room. Light and bright, views extend out over the lawn. Next, arrive at the fifth bedroom, peaceful, quiet and tucked away, currently serving as an office - this room is ideal for working from home, its windows providing leafy views.

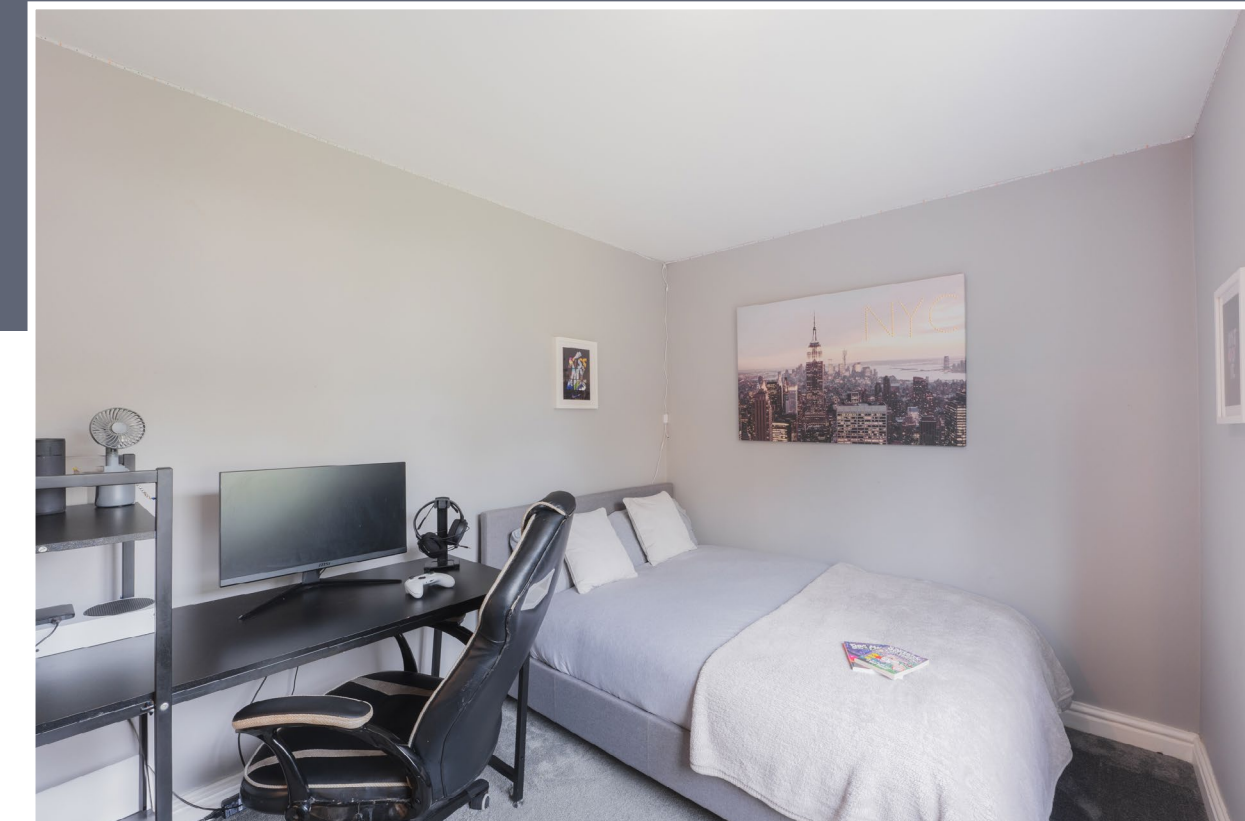




Returning along the landing, refreshment can be found in the newly fitted family bathroom, furnished with bath and LED-lit shower, alongside wash basin, heated towel radiator and WC, all tiled in marbled grey.



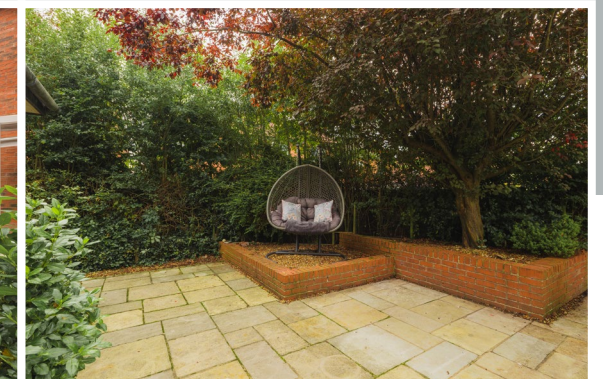
Overlooking a feature tree in the front garden, a further double bedroom awaits, spacious yet cosy, and dressed in shades of grey.





SAFE & SUNNY GARDEN

One of only three homes in the exclusive development, there is a sense of safety in the outdoor space, with a secure garden in which children can play and pets can roam. With plenty of room for children to kick a ball, this private and enclosed garden is easy to maintain, balancing lawn space with patio areas for a table and chairs. Soak up the sun throughout the afternoon and evening, with the sizzling sound of barbecues a must in the summer months.





OUT & ABOUT

Nestled in the heart of the picturesque Cheshire village of Davenham, with its strong sense of community and array of amenities, No. 1, Whittington Gardens is ideally situated for families, offering excellent access to a wide range of schools.

At the heart of the village, and in walking distance, is Davenham CE Primary School, whilst for older children, also within walking distance is the Ofsted-rated Outstanding Leftwich High School. Further afield there are also excellent options in Hartford's array of secondary, independent and tertiary options including Hartford High School and The Grange as well as one of the country's leading sixth form colleges, Sir John Deane's.

Davenham's quaint streets are dotted with a variety of local shops, perfect for everyday essentials, including a convenience store, a village deli, sandwich shop and cafe, flower shop, a Post Office and a pharmacy. Alongside independent shops and homeware stores, close by there is also a selection of farm shops offering fresh local produce, adding a touch of rural character to village life.

The village is also home to several delightful pubs including gastro pub The Bulls Head and Oddfellows, the perfect venue to watch the match with a real ale. You can also work up a thirst with a country walk to the Hayhurst Arms..

Community life thrives around the village hall and the community football and cricket clubs, which host a variety of events and activities throughout the year. Families can make the most of the local parks and playing field facilities for football, a children's play area, and plenty of space to enjoy the fresh air.

For healthcare needs, nearby Kingsmead is served by a local medical centre and a dental practice, ensuring residents have access to essential services close to home.

Enjoy the peaceful, rural ambience of village life alongside excellent connectivity. The nearby A556 road links Davenham to larger towns and cities, while Northwich, just a short drive away, offers an even broader range of shops, services, and transport options. Hartford Station also offers connections to Liverpool, with Manchester reachable from Northwich Station for shopping trips.

Chester is just 20-25 minutes away for an evening at the theatre.

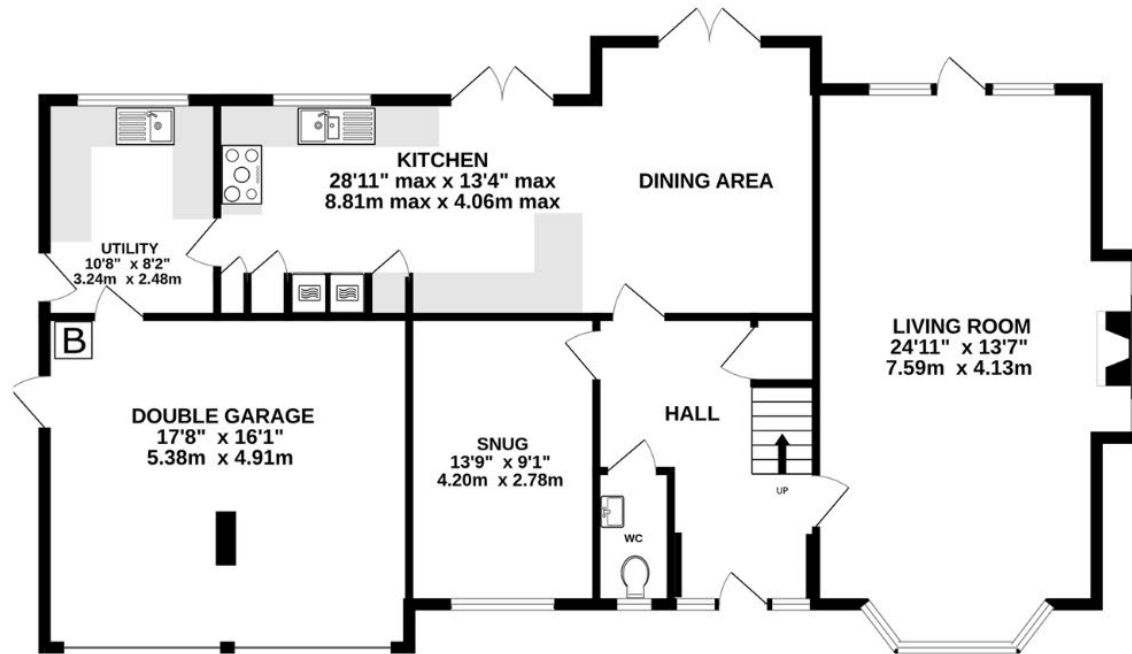
Keep your connection to the wider world as your children grow and mature, whilst enjoying the comfort and security of village living, from the spacious and homely comfort of No. 1, Whittington Gardens, a perfect family home.

“The schooling nearby is amazing – from nursery right through to college.”

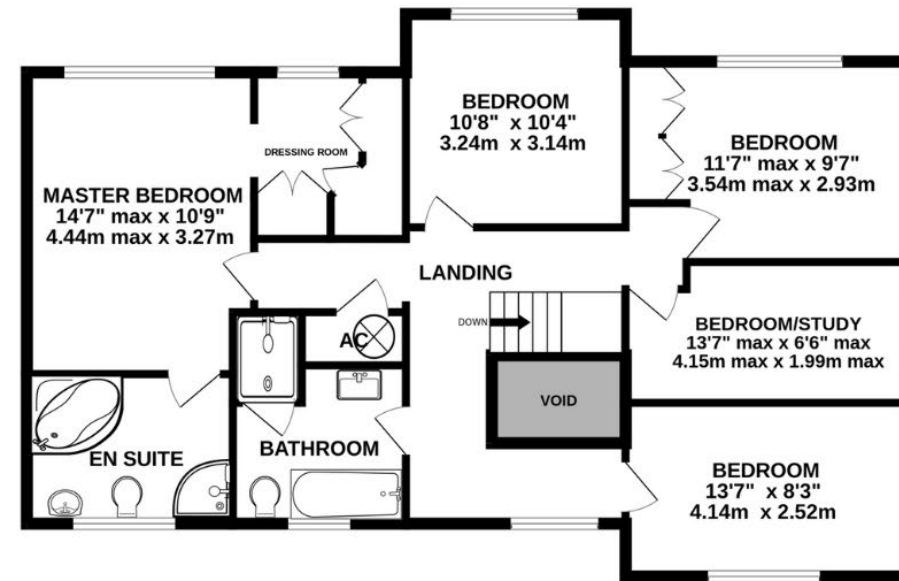




GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 2313 sq.ft. 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.

SPECIFICATION LIST:

- Private exclusive location
- Five bedrooms with flexible living and 2 bathrooms
- 2313 square feet including double garage
- Walking distance to local village and amenities
- Sun-filled garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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