



VINCENT JAMES
ESTATE AGENTS

MAPLETOPS, 497A LONDON ROAD,
DAVENHAM, CW9 8NA

£625,000



Vincent James Estate Agents are thrilled to showcase this exquisitely designed former coach house, perfectly positioned just a brief stroll from the heart of Davenham village. Tucked away within a private plot and embraced by lush gardens, this distinctive property boasts three generous double bedrooms and captivating open-plan living spaces, further enhancing its appeal. The frontal aspect of this truly unique home provides plenty of space for parking with a detached double garage, making it an exceptional residence for those desiring both sophistication and practicality.

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Entrance Vestibule

Enhanced by double glazing, this Entrance Vestibule exudes warmth and charm, inviting you to discover more. Adorned with feature effect tiling, this space exudes character and sophistication. Beyond the vestibule lies the reception hallway, beckoning you further into the heart of the home, while a cozy radiator adds a touch of comfort.

Reception Hallway

16'2 x 14'5



Entering this inviting space, the eye is drawn to the captivating feature brick effect fireplace, infusing the ambiance with warmth and character. A graceful kite winding staircase elegantly ascends to the first floor, offering a glimpse of the home's enchanting upper levels. Original charm fills the room with the addition of wooden beams adorning the ceiling. Access to the Orangery allows natural light to flood the space, seamlessly connecting a variety of relaxation areas. Transitioning into the lounge, this hallway sets the scene for intimate gatherings and cherished moments. This space also provides convenient access to Bedroom Three, ensuring effortless navigation throughout the home's meticulously crafted layout.

Lounge

21'6 x 17'3



This expansive Lounge offers ample space for a log burner, boasting four radiators to keep the ambiance cozy and inviting. The charming wooden beams adorning the ceiling add a touch of elegance, reminiscent of the property's original coach house roots. Natural light streams in through two Velux windows overhead, and the Double glazed windows to the front aspect provide delightful views and flood the space with daylight. Opening seamlessly into the diner, this room creates an accessible flow between entertaining areas, perfect for versatility.

Dining Space

14'1 x 13



The dining room, accessed from the lounge, welcomes with its serene ambiance and thoughtful design. A double glazed window to the side elevation invites natural light to shine across the space, creating an alluring atmosphere. A radiator ensures comfort during meal times, adding a cozy touch to the room. The focal point of the dining room is the striking feature effect panelled wall, adding texture and visual interest to the space.

Kitchen

14'5 x 13



This stunningly bright kitchen perfectly marries functionality with style, boasting elegant oak wood details and a state-of-the-art double oven with a five-ring gas hob. It also includes an integrated dishwasher and an inset sink for seamless clean-up, while double glazed windows on the side and rear allow for light and vision of the front. A radiator ensures year-round comfort, and convenient access to the utility room adds practicality. The kitchen's aesthetic appeal is heightened by a striking feature brick wall and luxurious solid stone work surfaces, providing ample room for a fridge freezer and various other appliances.

Utility Space

6 x 6

This handy utility space features a classic Belfast sink

and ample room for various utilities. A generous work surface is complemented by plenty of storage options, ensuring everything has its place. Additionally, a convenient access door provides easy access to the front of the home, making this space as functional as it is efficient.

Orangery

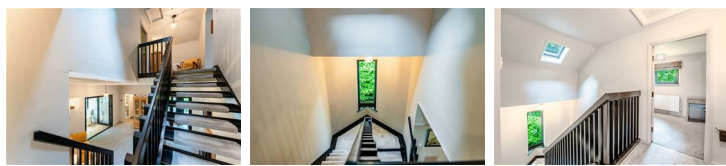


This inviting is the perfect spot to sit and listen to the rain or enjoy a good book, creating a serene and cozy retreat within your home. Featuring original oak wood flooring underfoot and double glazed French doors leading to the rear garden, natural light floods the space through double glazed windows on the roof, side, and rear aspects, while a radiator provides that extra layer of comfort.

Shower Room

This practical shower room features a low-level WC and part-tiled walls for a clean, contemporary look. A double glazed frosted window to the rear ensures privacy while allowing natural light to filter in. The room is equipped with a heated towel rail for added comfort, a sleek hand wash basin, and a spacious shower, creating a perfect blend of practicality and elegance.

Landing



The landing is illuminated by a Velux window overhead. It provides access to the master bedroom, bedroom two, the bathroom, and a separate WC. A radiator ensures the space is warm and comfortable, and there is also convenient access to the loft.

Master Bedroom

15'9 x 9'6



This master bedroom exudes charm and functionality, featuring a bespoke paneled wall and a handy storage cupboard. A double glazed window to the front and a unique hexagonal window to the side elevation fills the room with natural light. Additionally, there's access to a generously sized store room, which also includes a double glazed window to the side elevation, providing ample storage and extra convenience. The perfect place to wind down after a long day.

Bedroom Two

16 x 17'7



Cozy and inviting - Bedroom two features a double glazed window to the side elevation that lets in ample natural light. The room is warmed by a radiator and enhanced by a bespoke paneled wall, creating a comfortable and stylish retreat.

Bedroom Three

15'5 x 13'4 (9'7)



Bedroom three, accessed via the reception hallway, offers a tranquil retreat with its unique features. Double glazed French doors open to the rear patio, bathing the room in natural light and offering views of lush foliage, creating a serene atmosphere indoors. A double glazed window to the side elevation further enhances the room's brightness and connectivity with the outdoors. Additionally, the bedroom provides convenient access to

the nearby shower room and loft access, making it a versatile and inviting space within the home.

Bathroom



The bathroom offers a blend of comfort and functionality with its inviting features. It boasts a panelled bathtub complemented by an overhead shower, alongside wood-effect flooring that adds warmth to the space. A hand wash basin with a vanity unit provides practicality, while built-in storage ensures ample room for essentials. Natural light streams in through a Velux window overhead, illuminating the room and highlighting the part-tiled walls that contribute to its stylish appeal.

WC



The WC is designed for both functionality and style, featuring a low-level WC and wood-effect flooring that adds a touch of warmth. A hand wash basin with splashback tiling and a vanity unit below provide convenient amenities, while a heated towel rail ensures comfort. Natural light filters in through a Velux window overhead, brightening the space and enhancing its practical yet inviting atmosphere.

Garage



The garage is generously proportioned, offering ample space and versatile storage options for various needs. It is equipped with power and lighting, ensuring functionality day and night. Access is provided through a convenient up-and-over door, complemented by a side access door for ease of entry. This well-appointed garage provides secure storage and workspace, enhancing the practicality of the home.

Externally - Front



Nestled at the end of a private driveway, this home enjoys seclusion amidst a lush landscape of mature trees and foliage. The front aspect is distinguished by a spacious driveway offering multiple parking spaces and easy access to the garage. A paved walkway leads to the entrance, while gates on both sides of the home provide convenient access to the expansive rear garden plot, completing this tranquil and well-appointed setting.

Externally - Rear



The rear aspect of the home is designed for outdoor enjoyment and relaxation, featuring a spacious paved patio area with comfortable seating and a charming pergola overhead, perfect for al fresco dining and entertaining. Beyond, the expansive plot includes a well-maintained lawned garden bordered by private fencing, offering privacy and tranquility. Paved walkways meander through the garden, leading to various planting beds that add color and texture, creating a serene and inviting outdoor retreat.

Surrounding Area



Davenham, nestled in the sought-after Northwich area of Cheshire, boasts not only scenic beauty and excellent transport links but also access to top-tier educational facilities. Families in Davenham benefit from proximity to reputable primary and secondary schools known for their academic excellence and supportive environments. With easy access to nearby towns and cities via the A556 and Northwich train station, parents have the flexibility to choose the best educational opportunities for their children while enjoying the peaceful surroundings and community-oriented atmosphere that Davenham offers. This combination of quality education, convenient transport links, and scenic charm solidifies Davenham's reputation as a highly desirable place to live in Cheshire.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: N/A

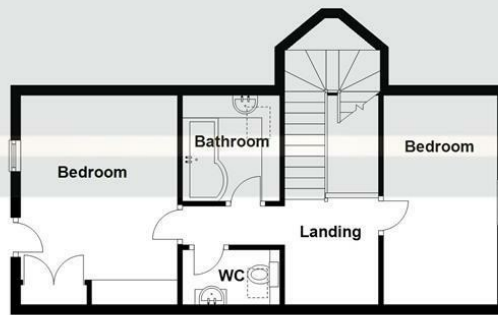
Service Charge Review Period: N/A

Council Tax Band: F

Ground Floor
Approx. 130.3 sq. metres (1403.0 sq. feet)



First Floor
Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 173.5 sq. metres (1867.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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