



626 LONDON ROAD, DAVENHAM,
NORTHWICH, CW9 8LG

£675,000



Welcome to 626 London Road, a truly enchanting Detached Victorian Residence in the heart of Davenham. This stunning five-bedroom home, complete with a charming coach house currently used as a tandem garage, sits gracefully on a generous corner plot, offering around 1/3 of an acre of beautifully established private gardens. A true gem, this iconic Cheshire home effortlessly captures the essence of timeless elegance. Locals may even recognise its historic significance within the village.

As you step through the inviting Entrance Hallway, you're immediately welcomed with the choice of turning left into the bright and peaceful Lounge, or right into the spacious Dining Room, perfect for hosting family dinners or intimate gatherings. Continue further into the home and discover the delightful Kitchen Diner, which seamlessly leads into the Utility Room and Rear Entrance Hallway, connecting you to the External Grounds and the Former Coach House.

The Hallway also grants access to what was once known as the Surgery, now a charming, converted space that includes its own Dining Room and Reception Area—ideal for more private moments or a separate entertaining space.

Upstairs, the natural light pours in through a beautiful skylight, instantly creating a sense of warmth and openness. From here, explore any of the five equally charming Bedrooms, each offering its own unique character. You'll also find a Bathroom and separate WC, completing the space.

Words truly don't do justice to the sheer beauty and character of this home and its surrounding grounds. Why not come and experience it for yourself?
Book a viewing today and fall in love with your new dream home

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Entrance Hallway



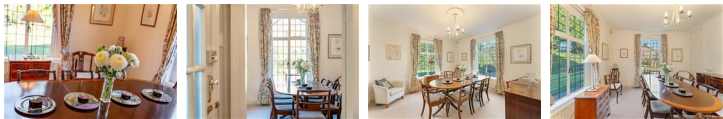
Accessed through an elegant wooden and glass entrance door, the welcoming hallway sets the tone for this charming home. A radiator ensures warmth and comfort, while the staircase gracefully leads to the first floor. From here, you have direct access to the bright and inviting Lounge, the spacious Dining Room, the heart of the home — the Kitchen, and the Rear Hallway, seamlessly connecting the living spaces.

Lounge



A breathtaking space filled with natural light, the Lounge boasts a large glazed bay window to the front elevation and an additional glazed window to the side, enhancing its bright and airy feel. Three radiators ensure a warm and inviting atmosphere, while the exquisite feature coving and elegant ceiling rose add a touch of timeless charm.

Dining Room



The Dining Room is a beautifully light-filled space, featuring glazed windows to both the front and side elevations. Two radiators provide warmth and comfort, while built-in storage adds both practicality and charm, making it the perfect setting for family gatherings or entertaining guests.

Kitchen



The Kitchen is thoughtfully designed and beautifully appointed,

featuring a range of wall, drawer, and base units topped with sleek granite work surfaces. An inset sink with a drainer and mixer tap adds both style and practicality, while space is provided for a dishwasher. Cooking is a delight with the inset electric oven, hob, and extractor fan above. Part-tiled walls add a classic touch, and a radiator ensures warmth. A glazed window to the side elevation allows natural light to flow in, while a door leads conveniently to the Utility Room.

Utility Room



The Utility Room offers both practicality and convenience, featuring a range of wall, drawer, and base units with ample work surface space. An inset sink and drainer with a mixer tap add functionality, while a glazed window to the side elevation brings in natural light. There is dedicated space for a washing machine and fridge freezer, along with a handy storage cupboard. A door leads seamlessly to the Rear Entrance Hallway, providing easy access to the external grounds.

Rear Entrance Hallway



The Rear Entrance Hallway serves as a practical connection to the external grounds, featuring a charming coach house-style access door. A glazed window to the side elevation allows natural light to brighten the space, while the tiled floor adds durability and easy maintenance. With designated space for a tumble dryer and fridge freezer, this area seamlessly blends functionality with character.

Second Front Entrance Hallway



Accessed through a charming wooden entrance door, this versatile hallway is filled with natural light from glazed windows to the front and side elevations. It provides direct access to the Old Surgery and Shower Room, while a separate door leads to the cellar, offering additional storage or potential for further use.

Old Surgery Reception Room



This Reception Room is a bright and inviting space, featuring a glazed window to the front elevation that fills the room with natural light. A radiator ensures warmth and comfort, making this a versatile area suitable for a variety of uses.

Shower Room



The Shower Room is well-appointed with a low-level WC, a wash hand basin, and a shower cubicle. The part-tiled walls add a stylish touch, while a glazed window to the side elevation allows natural light to brighten the space. It's a functional and inviting room with all the essentials.

Landing



Upstairs, a Velux-style window to the rear elevation floods the landing with natural light, creating a bright and airy atmosphere. The space also offers convenient loft access and a storage cupboard for added practicality. A radiator ensures warmth, and doors lead to the Bedrooms, Bathroom, and WC, offering easy access to all areas of the upper floor.

Master Bedroom



The Master Bedroom is a spacious and light-filled retreat, featuring glazed windows to both the front and side elevations that invite plenty of natural light. A radiator ensures comfort, while fitted wardrobes provide ample storage. An opening leads into the Dressing Room, offering even more space to enhance your everyday convenience.

Dressing Room



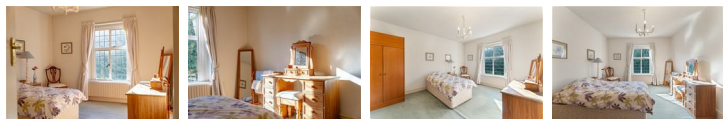
The Dressing Room comes with a glazed window to the side elevation that allows natural light to pour in. A radiator ensures warmth and comfort, while a built-in storage cupboard offers practical storage solutions, keeping the room tidy and organized.

Bedroom Two



Bedroom Two is a bright and welcoming room, featuring glazed windows to both the front and side elevations, allowing natural light to flood the space. A radiator ensures a warm and comfortable atmosphere, making it a perfect room for relaxation or rest. A standout feature is the beautiful wallpaper, adding that extra sprinkle of charm to the room.

Bedroom Three



Bedroom Three is a cozy retreat, highlighted by a glazed window to the side that gently bathes the room in natural light. A radiator ensures a warm and inviting atmosphere, making it the perfect spot to relax and unwind.

Bedroom Four



Bedroom Four is a charming and functional space, featuring a glazed window to the side elevation that fills the room with natural light. A radiator ensures comfort, while fitted wardrobes provide ample storage. The inset vanity unit adds a touch of elegance and practicality, making this room a delightful space for everyday use.

Bedroom Five



This versatile room features a glazed window to the side elevation, allowing plenty of natural light to fill the space. A radiator ensures warmth and comfort. Currently serving as an office, it offers the perfect setting for productivity, but it could easily be transformed into a cozy bedroom or any other space to suit your needs.

Bathroom



The Bathroom is a beautifully appointed space, featuring a low-level WC, a wash hand basin, and a panelled bath for ultimate relaxation. Tiled walls and floor add a classic touch, while a radiator ensures warmth. A glazed window to the rear elevation

allows natural light to brighten the room, making it a calm and inviting retreat.

WC



The WC is a practical and functional space, featuring a low-level WC and a wash hand basin. The tiled walls add a clean and stylish finish, while the glazed window to the rear elevation allows natural light to brighten the room. It's a neat and convenient area for everyday use.

The Grounds



The grounds of this beautiful home are truly a sight to behold, sitting gracefully on a generous corner plot of around a third of an acre. The gardens are an oasis of tranquility, with an abundance of mature shrubbery, trees, and delightful rose beds, offering a peaceful escape right at your doorstep. A charming patio area provides the perfect space for outdoor dining or simply enjoying the serene surroundings. The property also features a driveway with a garage, ensuring ample parking and storage, all while being conveniently zoned for ease of access. This is a truly special setting, ideal for both relaxation and entertaining.

Detached Coach House



The detached coach house adds a unique and versatile element to this remarkable property. Currently used as a tandem garage, it retains its historical charm as a former coach house, offering an impressive amount of space. The possibilities are endless, and with its generous size, it presents an ideal opportunity for conversion into an annex, providing additional living space or even guest accommodation. Whether you're looking to create a home office, a private retreat, or a self-contained living area, this spacious building offers the perfect canvas for your vision.

Extra Information

Tenure: Freehold
Length of lease: N/A
Service Charge: N/A
Annual Ground Rent: N/A
Council Tax Band: G

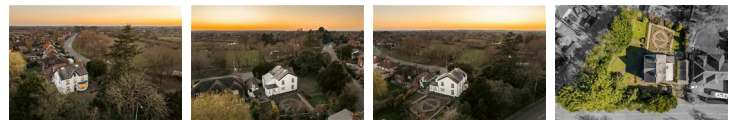
Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.

Surrounding Area



Davenham is a picturesque village in Cheshire, offering a harmonious blend of rural tranquility and modern conveniences. The village boasts a variety of local amenities, including shops, pubs, and restaurants, all within easy reach. Residents have easy access to public transport, with bus services connecting Davenham to nearby towns and cities. The village is also conveniently located near major roadways, with the M6 at Junctions 18 and 19 approximately 7 miles away, and Junction 10 of the M56 about 10 miles distant, facilitating straightforward travel across the region.

Educationally, Davenham is served by several reputable institutions. The Grange School, along with Davenham and Hartford Primary Schools, are all within close proximity, providing quality education options for families. Additionally, the esteemed Sir John Deane's Sixth Form College, located in Northwich, is easily accessible. Established in 1557, this college offers a wide range of A-Level courses and is renowned for its academic excellence. The college is approximately half a mile from Northwich town center and offers various transport options, including public services and dedicated college buses.

In summary, Davenham combines the charm of village life with the benefits of excellent local amenities, educational institutions, and transport links, making it an ideal location for families and individuals alike.



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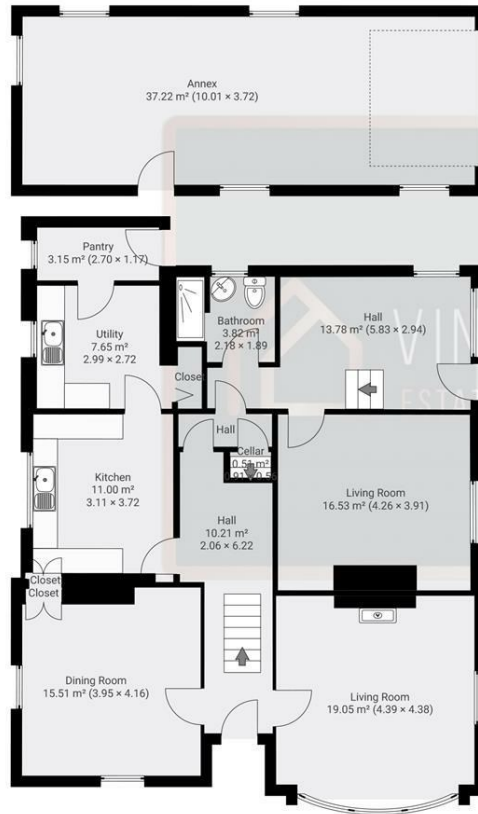
DETAILS

Total area: 251.68 m²
Living area: 214.46 m²
Floors: 3
Rooms: 32

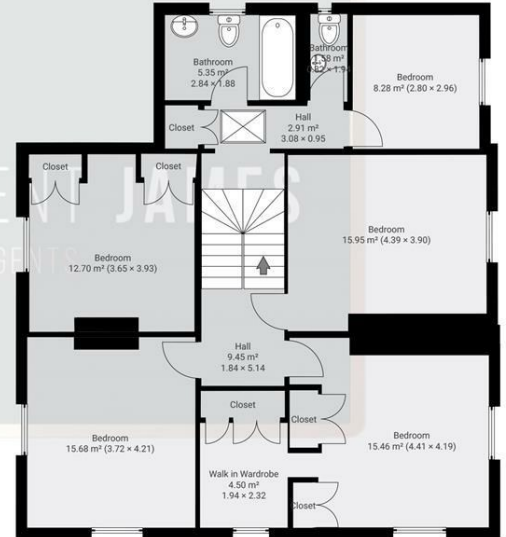
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▼ **Ground Floor** TOTAL AREA: 140.83 m² • LIVING AREA: 103.61 m² • ROOMS: 15



▼ **1st Floor** TOTAL AREA: 96.06 m² • LIVING AREA: 96.06 m² • ROOMS: 16



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			65
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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