



138  
*Hartford Road*  
DAVENHAM

138 Hartford Road

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## Rooted with character

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Rooted in village history, Davenham's long-time flower shop has blossomed into a spacious, beautifully reimagined home designed with multigenerational living in mind.

Nestled within the heart of ever-popular Davenham, No. 138, Hartford Road blends the community of village living with convenience and connectivity, with excellent access to Hartford, Northwich and the wider Cheshire commuter network.

Stripped back to the brickwork and completely reimagined throughout, No. 138 has undergone a comprehensive renovation; rewired, replumbed and replastered throughout, transforming it, in essence, into a brand-new home dressed in character wrapping and configured for contemporary family life designed to adapt effortlessly alongside changing needs.

Pull onto the driveway, where there is plenty of parking for two or three cars. Discreet and tucked away, the green border to the front provides a leafy buffer of privacy between home and the world beyond.





## Welcome home

Step inside and into the crisply contemporary entrance hall, where grey porcelain tiles and white walls create a fresh first impression. Ideal for modern family living, a utility room ahead offers plenty of space for dog beds and football boots, with plumbing for a washer-dryer. Also tucked off the spacious entrance hall is a separate cloakroom, with vanity unit wash basin, WC and additional storage.



*"We walked in and were blown away by the size of the home; it was instantly clear to me how to reconfigure it into a family home."*



## *Feast your eyes*

Drenched in light, the modern kitchen-dining-family room to the left is the natural hub of the home. Bifolding doors draw light from the front, opening to a sunny, part-walled courtyard, ideal for al fresco dining. Above the central island with breakfast bar seating, light also streams down through the large roof lantern above.

Soft sage green cabinetry – part of a cohesive colour scheme that connects the spaces throughout – provides plenty of storage, contrasting with slender, white granite worktops.

Sociable, spacious and made for modern family life, this is a room designed as much for entertaining as it is for unwinding, where guests can flow easily between the kitchen, dining and seating areas and, in warmer months, spill naturally out into the garden beyond.

Prepare meals with ease – a range of integrated appliances includes a fridge freezer, dishwasher, oven and induction hob – while children spread out with homework at the table, chat with guests over a glass of wine as food simmers on the induction hob, or arrive home on a winter evening to the welcoming warmth of the remote-operated electric wood-burning stove already glowing.

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# Character and comfort

Meanwhile, to the right of the entrance hall, step up into the warmth and welcome of the lounge. Carpeted in neutral shades, with glorious garden views through the bay-fronted window to the front, this is a sophisticated and serene retreat set apart from the main family hub, offering a place to relax and unwind.

Adding to the character feel of the home, a feature stone fireplace sits to the corner, currently fitted with the electrics for a remote-operated fire if desired, while also offering the option for an authentic log burner if preferred.



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## Room to grow

Suffused in light from a window overlooking the front, an inner hall leads past the staircase and to a sequestered double bedroom.

Set apart from the sociable heart of the home, this peaceful, private bedroom occupies the quietest corner of the home, removed from the movement and energy of the kitchen dining space. Designed with longevity and flexibility in mind, it lends itself beautifully as a ground-floor master suite and is equally suited to multigenerational living, visiting relatives or simply the reassurance of future-proofed accommodation as life evolves over time.

Softly carpeted and featuring a characterful ornamental fireplace, the bedroom also contains a good-size walk-in wardrobe and a spacious ensuite shower room, with porcelain tiling underfoot.





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## Rest and refresh

Take the cream carpeted stairs up from the inner hall, where they divide at the top, leading to bedroom two on the right at the end. A large, light filled potential master suite, with fresh minimal décor and views out over the comings and goings of Hartford Road, this room even features its own dressing room, with a large window and first fix plumbing, should you wish to create another en suite.

To the left of this bedroom, with leafy views out, bedroom four is another comfortable double, following the same neutral motif of warm oatmeal toned carpet and fresh white walls. Chrome sockets and switches throughout reinforce the high-quality finish of this cohesive and calm home.



The left branch of stairs leads to a large bathroom, furnished with a double ended bath with floor mounted tap, wide, separate shower, wash basin and WC, bathed in light once more as porcelain tiles flow underfoot.

Suffused in light, windows to two aspects of bedroom three, another warm and welcoming double, offer leafy views out to the trees beyond, completing the quartet of bedrooms at No. 138, Hartford Road.



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# Entertain outdoors

Draw back the bifolding doors from the sociable family kitchen-diner and step out into the low maintenance courtyard, walled to one corner, with borders for seasonal colour and fenced to the remaining sides, making it safe and secure for those with children or pets.

Retaining the warmth of the day long into the evening, the courtyard becomes a real suntrap in summertime, serving as a sheltered outdoor space for hosting, entertaining and simply unwinding, offering a blank canvas for those wishing to personalise it to their own tastes.

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# Out & about

Set within Davenham yet just moments from neighbouring Hartford, No. 138 Hartford Road is beautifully situated, combining connectivity out and about yet with village character, offering exceptional convenience.

Popular with families and professionals alike, village amenities, pubs and coffee spots are all close at hand, while nearby Hartford and Northwich provide larger supermarkets, independent shops, cafes, restaurants and leisure facilities within around ten minutes by car.

Surrounded by Cheshire countryside, those who love outdoor living can enjoy walks along the nearby River Weaver, canal-side strolls, and walks through open farmland - all close at hand.

Delamere Forest sits within easy reach for cycling, dog walking and weekend adventures further afield.

Families are well served for schooling, with highly regarded primary and secondary options nearby in both Davenham and Hartford, alongside respected independent schools within Hartford at The Grange School and also in the wider Cheshire area.

Despite its leafy village feel, connectivity is excellent. Hartford railway station is around ten minutes away, offering direct services towards Chester, Liverpool and Manchester, while the A556 and M56 provide swift access across the North West. Chester can be reached in approximately 30 minutes, Knutsford in around 20 minutes and Manchester Airport in approximately 30-35 minutes by road.

Spacious, adaptable and entirely reimagined, No. 138, Hartford Road is a home full of flexibility, ready to nurture the growth of a new family.

138 Hartford Road

## Ask the Owners

Where do you go when you need...



### GROCERIES?

For everyday essentials, there are several convenient options within Davenham, including SPAR or Premier. For larger supermarkets, these can be found in nearby Northwich.



### A WALK?

There are lots of lovely walks nearby, including footpaths around Davenham and scenic routes along the River Weaver. Nearby Marbury Country Park, Anderton Boat Lift and Delamere Forest also provide excellent walking routes.



### A BITE TO EAT?

There are some excellent local dining options nearby, including Eastern Revive Indian cuisine and Devenhams CW9 in the village. Nearby Northwich offers a wider range of restaurants, coffee shops and casual dining options.



### YOUR LOCAL PUB?

Popular local pubs include The Bulls Head and Oddfellows Arms, both well regarded for their welcoming atmosphere and village setting.



### A DAY OUT WITH THE FAMILY?

There are plenty of great days out nearby, including Delamere Forest for walking, cycling and outdoor activities, and Cheshire Oaks for shopping and entertainment. Chester is also within easy reach, offering attractions including Chester Zoo.

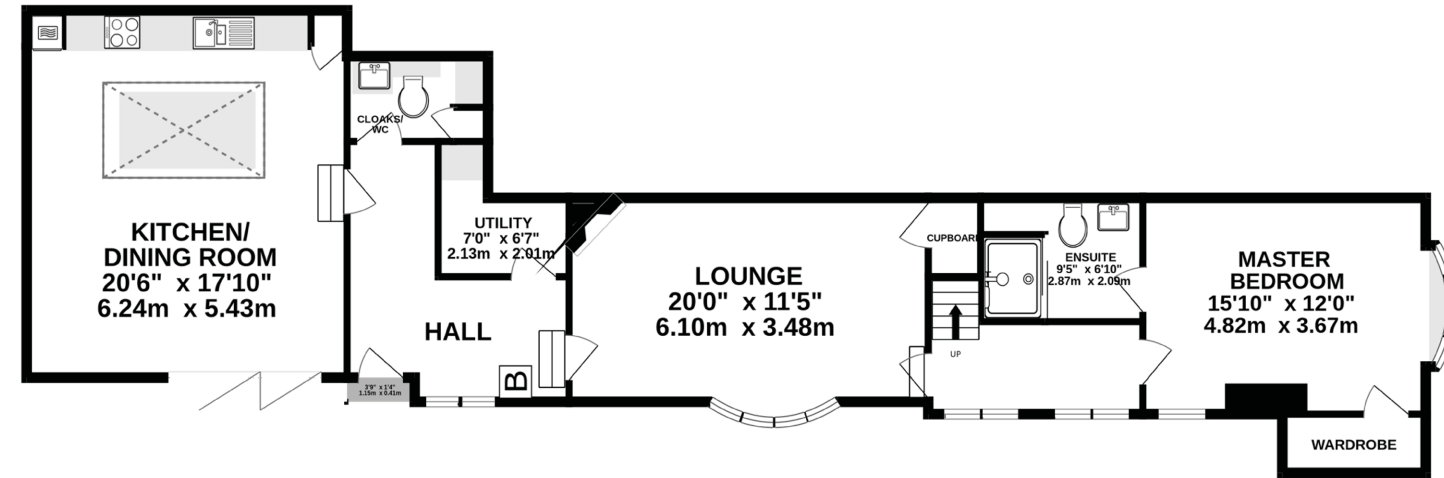


### SCHOOLS?

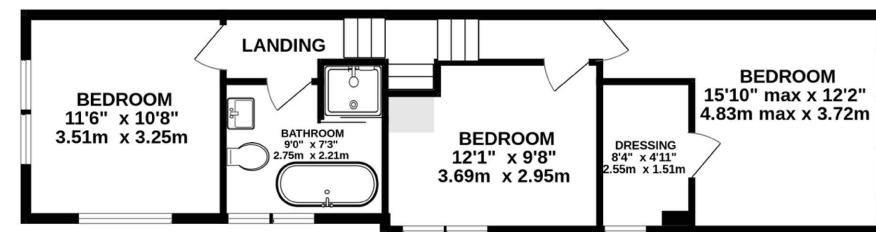
138 Hartford Road is well placed for a number of well-regarded schools, including Davenham CofE Primary School and Leftwich High School. Independent options also include The Grange School in Hartford.

# Floorplan

GROUND FLOOR  
1158 sq.ft. (108 sq.m.) approx.



FIRST FLOOR  
561 sq.ft. (52 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (160 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.

## Key features

- Landmark former flower shop beautifully reimaged as a spacious and versatile village home
- Comprehensive renovation throughout, thoughtfully designed around modern family life and future flexibility
- Exceptional open-plan kitchen, dining and family space centred around a bespoke island and illuminated by a striking roof lantern
- Elegant bay-fronted lounge offering a calm and comfortable space to retreat and unwind
- Four generous bedrooms, including a secluded ground-floor suite ideal for multigenerational living
- Impressive master bedroom with dedicated dressing room and scope for an additional en suite
- Sheltered, low-maintenance courtyard garden designed for outdoor dining, entertaining and relaxation
- Prime Davenham setting with excellent access to Hartford, Northwich, highly regarded schools and rail connections across the North West

See Matt's  
Video  
Tour



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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