



93 HARTFORD ROAD

DAVENHAM



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A FAMILIAR SETTING

Positioned along one of Davenham's most established roads, the house sits comfortably within its plot, immediately recognisable yet quietly understated.

For many, it will feel familiar from the outside.
Inside, it becomes something else entirely.







DESIGNED FOR EVERYDAY LIVING

Inside, the house reveals a thoughtful, confident quality from the outset.

A wide, gently unfolding entrance hall draws you forward, with light stone-effect porcelain tiling running underfoot, complete with underfloor heating, and continuing through to the rear, creating a strong visual thread. Bespoke floor-to-ceiling cabinetry has been carefully integrated, offering practical storage while reinforcing the sense of design and intention. Your eye is naturally pulled through the space, towards the light and the garden beyond.

From here, the house opens into its defining space.



WHERE LIFE NATURALLY GATHERS

A substantial open-plan kitchen, dining and living area stretches across the rear. It is immediately impressive in scale, but more importantly, in how it works and how it feels to spend time within it.

The kitchen itself has been individually crafted, centred around a generous island that naturally becomes the focal point for both everyday living and more social moments. Extensive cabinetry frames the space, including thoughtfully designed concealed storage, with fold-away doors revealing a dedicated coffee and breakfast space. This allows the room to shift effortlessly between clean-lined simplicity and practical daily use.

A classic range-style cooker sits comfortably within a bespoke surround, introducing a sense of permanence and quiet character, balanced by expansive work surfaces that ensure the space remains as functional as it is considered.

Above, rooflights draw natural light deep into the room, shifting throughout the day and giving the space a calm, consistent brightness, with integrated blinds providing comfort and control when needed.







DESIGNED AROUND CONNECTION

A separate lounge sits just off this main area, accessible from both the family room and the hallway, offering a more enclosed, relaxed room that works well as a quieter evening retreat.

A well-planned utility room sits off the kitchen, ensuring the practical side of day-to-day living is handled without interrupting the flow of the main space.

But it is the connection to the garden that defines how this space is experienced.

Expansive bi-fold doors open directly onto the terrace, allowing the inside and outside to come together with ease. In the warmer months, the space extends naturally outward, with the kitchen and living area becoming part of a broader, more fluid environment.

A SENSE OF PRIVACY, INSIDE AND OUT

Stepping out from the kitchen, the garden reveals itself in layers.

A raised terrace provides an immediate place to sit and gather, complete with an electric awning for shade when needed. From here, the garden gently opens out into a beautifully maintained lawn, framed by mature planting that softens the space while still allowing it to feel open and expansive.

To one side, a brick boundary wall brings a sense of structure and privacy, softened by established planting, including a grapevine that adds both character and a subtle connection to the seasons.

To the rear, a detached double garage and additional parking are accessed independently via double gates, accompanied by further storage, continuing the practical and considered approach seen throughout the property.









A SPACE TO STEP AWAY

Opposite, a substantial summer house introduces a versatile additional space, currently arranged for relaxed living, but equally suited to a dedicated home office, studio, or even a gym. It is a setting that invites time to be spent differently, separate from the main house yet fully connected to it.

The overall effect is one of balance. Open yet sheltered, structured yet relaxed. A garden that feels both generous and comfortably contained.

DESIGNED TO ADAPT

Returning to the hallway, the more practical elements of the house are thoughtfully arranged.

A cloakroom and additional storage room are positioned off the main entrance, complementing the bespoke cabinetry that defines the space.

To the front, a ground floor bedroom with its own ensuite offers a level of flexibility that is increasingly valuable. Currently styled as a study, it works comfortably in its present form, while retaining the proportions and privacy to function as a true fourth bedroom if required.

An additional bathroom sits adjacent, allowing this part of the house to operate independently when needed









RELAXING RETREATS

Upstairs, the sense of consideration continues.

The principal bedroom has been carefully arranged, with a thoughtfully positioned wall set behind the bed, creating a walk-in wardrobe beyond.

This introduces a natural sense of separation without interrupting the overall space. It is both functional and refined, adding to the feeling that the room has been shaped around how it is used. An ensuite completes the suite, providing privacy and ease

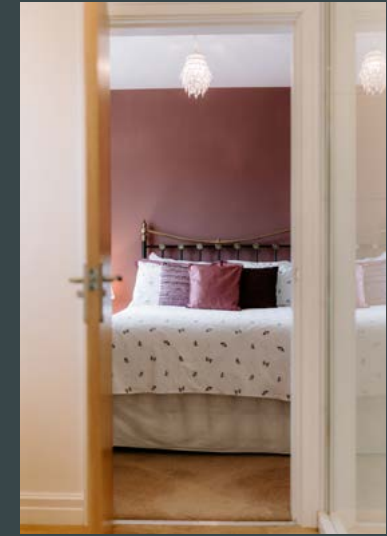


BEDROOMS DESIGNED AROUND FAMILY LIFE

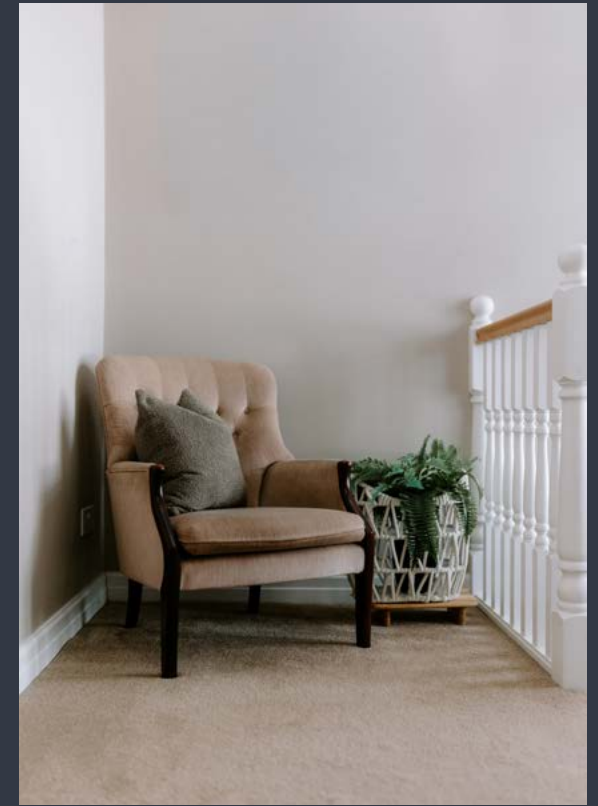
Bedrooms two and three are both well-proportioned doubles, positioned to the rear of the house and enjoying a peaceful outlook over the garden.

They are connected by a Jack and Jill bathroom, a layout that works naturally for family life, offering both convenience and a sense of independence.

The first floor as a whole feels balanced and intuitive, with each room sitting comfortably within the overall plan.







AN OPPORTUNITY RARELY FOUND

This is a home shaped with intent.

From the strength of the kitchen and its connection to the garden, to the flexibility of the ground floor bedroom and the considered layout upstairs, everything feels composed, adaptable and easy to live with over time.

**For those who have passed it before, it may feel familiar.
For those who step inside, it may feel like home.**





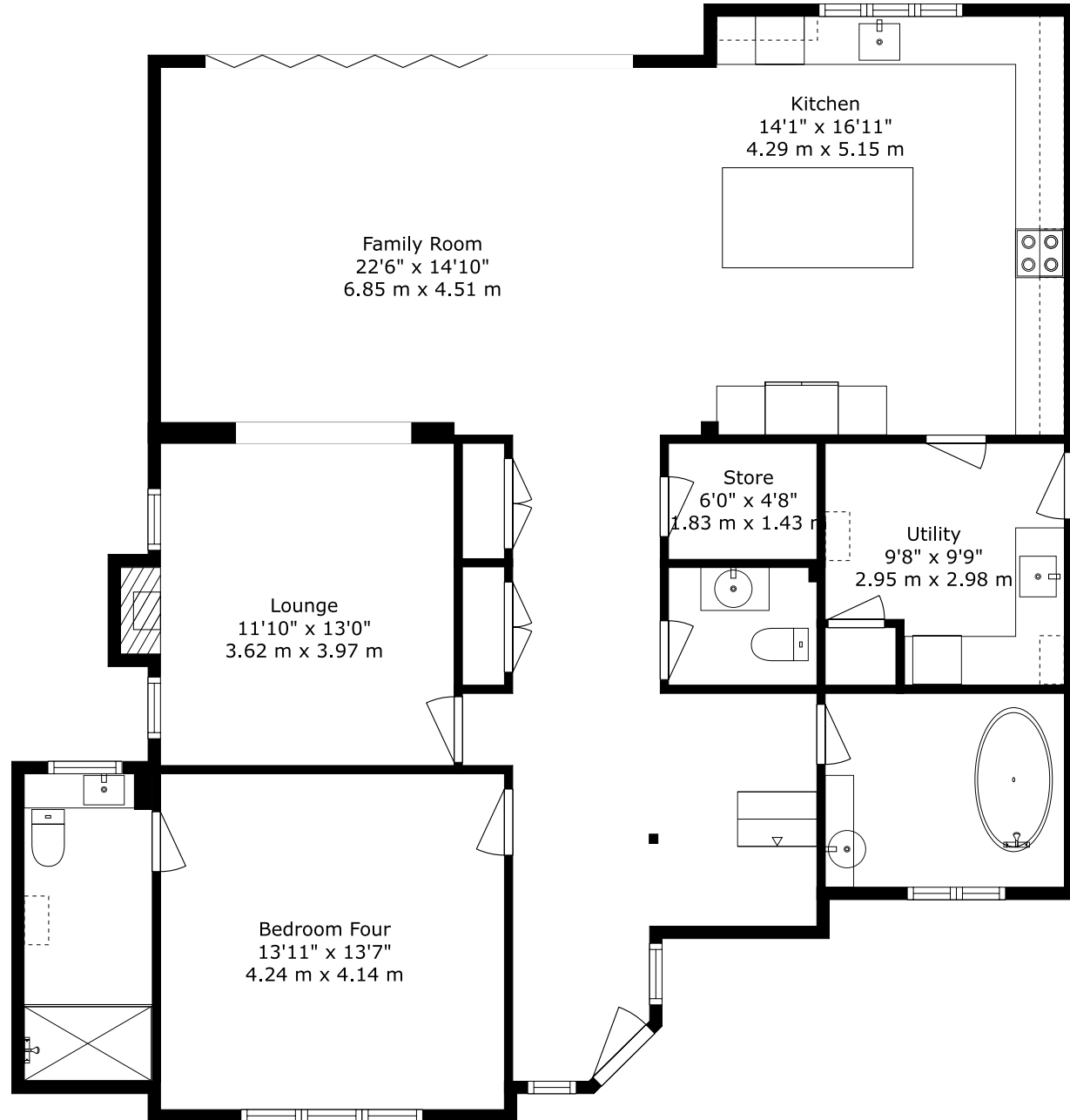


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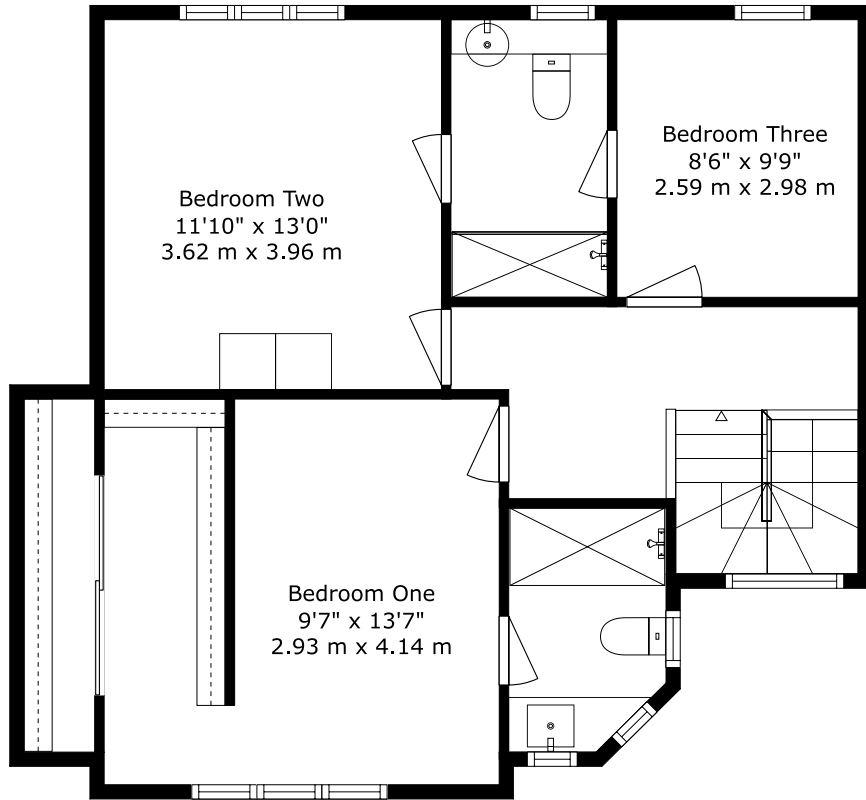
TOTAL:
2805 sq. ft, 260 m²
Ground Floor:
2114 sq. ft, 196 m²
First Floor:
691sq. ft, 64 m²

	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	73 C	80 C
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

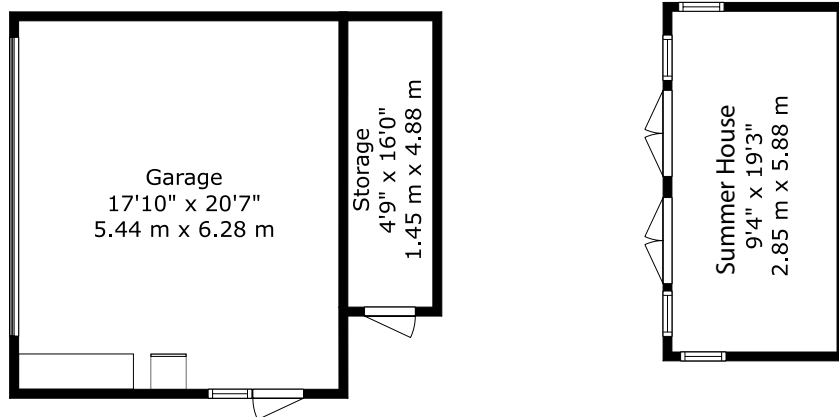
GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS



FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY



01606 351133
sales@jlordandco.com
www.jlordandco.com